Davidson County DEEDWARR
Recvd: 07/07/06 15:35 2 pgs
Fees:13.00 Taxes:550.93
20060707-0081994

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $148,900.00

Kathy Rice
Affiant

Subscribed and sworn to before me, this 30th day of June, 2006.

Notary Public
My commission expires: 5/22/~~2006~~ 2010 aave

05-0606-62954

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ronald Jackson Pitts 3113 Brick Church Pike Nashville TN 37207	New Owner	60-2-18

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bonita Dudley Scott, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald Jackson Pitts and Chalana Lischelle-Pitts, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Section One, Parkwood Estates, of record in Book 2900, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bonita Dudley Scott by deed from Alphonso Jackson, Secretary for Housing and Urban Development, of Washington, D.C., dated 2-06-06, of record in Instrument No. 20060214-0017677, Register's Office for Davidson County, Tennessee.

Chalana Lischelle-Pitts, Chalana Lischelle Pitts, and Chalana Pitts are one and the same person.

The subject property is not the principal residence of the grantor, nor the grantor's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3113 Brick Church Pike, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of June, 2006.

Bonita Dudley Scott

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bonita Dudley Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of June, 2006.

Katherine Lee

State of Tennessee at Large

My Commission expires 9/22/07

