Return To:
Nashville Title Company
195 Franklin Road, Suite 120
Brentwood, TN 37027

DAVIDSON COUNTY, TENN. DEBORAH J. COHEN NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-22-2007

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **BETHANY PETTIT** | Countrywide Home Loans, Inc. | **094-02-0-138.00** |
| (NAME) **1808 ELECTRIC AVE.** | (NAME) 3011 Armory Drive, Suite 120 | |
| (ADDRESS) **NASHVILLE, TN 37206** | (ADDRESS) Nashville, TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GREG PITTS AND WIFE, VIRGINIA PITTS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETHANY PETTIT** , unmarried HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 69 on the Plan of United Electric Railway Addition to East Nashville, as of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Greg and Virginia Pitts from Due West Properties, L.L.C. by deed of record in Instrument #20001106-0109693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 161, page 8, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **1808 ELECTRIC AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 10/24/06 14:43 2 pg
Fees:13.00 Taxes:536.50

20061024-0131903

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 and assigns forever; and We do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 20th day of October, 2006.

**GREG PITTS**

**VIRGINIA PITTS**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Greg Pitts and Virginia Pitts**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of October, 2006.

My commission expires: **September 22, 2007**

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public