Davidson County DEEDWARR
Recvd: 11/15/07 08:16 3 pgs
Fees:18.00 Taxes:314.50
20071115-0133843

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 8 day of November, 2007, by and between NANCY S. SUTTON, hereinafter called Grantor, and EQUITY TRUST COMPANY CUSTODIAN FBO GREGORY B. PITTS, IRA, 50% UNDIVIDED INTEREST and EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA, 50% UNDIVIDED INTEREST, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, NANCY S. SUTTON, as Grantor, does hereby bargain, sell, transfer and convey unto EQUITY TRUST COMPANY CUSTODIAN FBO GREGORY B. PITTS, IRA, 50% UNDIVIDED INTEREST and EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA, 50% UNDIVIDED INTEREST, hereinafter referred to as Grantees, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 116 DUE WEST AVENUE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenant and bind herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Roger Sutton, husband of NANCY S. SUTTON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Nancy S Sutton
NANCY S. SUTTON
Signature of Seller

Roger Sutton
Roger Sutton
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY S. SUTTON, joined by her husband, ROGER SUTTON, the within named 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, at office, this 8 day of Nov., 2007.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

EQUITY TRUST COMPANY CUSTODIAN FBO GREGORY B. PITTS, IRA
EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA
225 BURNS RD.
ELYRIA, OH 44035

Property Address:

116 DUE WEST AVENUE, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 051-07-0, PARCEL 062.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8 day of **November, 2007.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8079

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 1, on the Final Plat Resubdivision of Part of Parcel "C" Stratton Heights, as shown on plat of record in Instrument No. 20030602-0074361, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular descrip ion.

Being a portion of the same property conveyed to NANCY S. SUTTON, by Quitclaim Deed from Ethleen Stewart, a widow, of record in Book 8249, Page 896, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 051-07-0, PARCEL 062.00).

2. All matters as set forth on the Plat of record in Instrument Number 20030602-0074361, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Rights of the Railroad under a Charter Right-of-Way.

4. Rights of the railroad company servicing the railroad siding located on the insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also rights of others entitled in and to the use thereof.