BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

Davidson County DEEDWARR
Recvd: 03/06/08 14:49 3 pgs
Fees:18.00 Taxes:613.83

20080306-0022798

This instrument prepared by:
Fidelity Residential Solutions
7330 San Pedro, Suite 300
San Antonio, TX 78216
561098 2021615
Sandra Urdialez

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Edwin A. Pitts, Jr.	(NAME) SunTrust Mortgage	062020B19000CO
(STREET ADDRESS OR ROUTE NUMBER) 4175 Longfellow Drive	(STREET ADDRESS) 901 Semmes Ave.	
(CITY) (STATE) (ZIP) Nashville, TN 37214	(CITY) (STATE) (ZIP) Richmond, VA 23224	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, James B. Evans, adult individual have this day bargained and sold, and do hereby transfer and convey unto the said Edwin A. Pitts, Jr. and Brittany Hudnall, ~~as joint tenants with a right of survivorship~~ the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 165,900.00

Affiant _____

Subscribed and sworn to before me this the 22nd day of February 2008

Notary Public Janice H. Collins

My commission expires: 11/14/09 (Affix Seal)

JANICE H. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

This is unimproved ( ), known as 4175 Longfellow Dr., Nashville, TN 37214
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 15th day of January, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James B. Evans _____

James B. Evans

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, D. Annette Staton, a Notary Public in and for said County and State, James B. Evans, the within named bargainor Single male (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ↓ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2008.

D. Annette Staton

Notary Public
My Commission Expires: MY COMMISSION EXPIRES: January 26, 2008

(This area for official notarial seal)

ANNETTE STATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____

Notary Public
My Commission Expires:

(This area for official notarial seal)

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Abbington Park, Phase One, Section Four of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James B. Evans, a unmarried person by deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20060404-0038408, Register's Office for Davidson County, Tennessee.