Davidson County DEEDWARR
Recvd: 06/02/08 09:52 3 pgs
Fees:18.00 Taxes:508.75

20080602-0055613

WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $137,500.00

Affiant

Subscribed and Sworn to me, this 29th day of May, 2008 .

Notary Public

My commission expires:
5-14-2011

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Abra Claire Pitt Thomas P. Pitt 2401 Vale Lane Nashville, TN 37214	SunTrust Mortgage 401 Commerce St. Ste 1200 Nashville TN 37219	MAP & PARCEL 07311010700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joyce A. Gray and Hawley Kemp, Jr. and David Kemp and Michael W. Kemp, heirs at law of Ruby C. Kemp, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Abra Claire Pitt and husband, Thomas P. Pitt**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 107 on the Re-Subdivision of Lots 99-107 in the Revision of Sunset View, Section I, of record in Book 3106, page 57 , Register's Office for said County, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Ruby C. Kemp by deed from Willis Y. Davidson and wife, Joyce Davidson of record in Book 9932, page 301, Register's Office for Davidson County, Tennessee. The said Ruby C. Kemp having since died intestate 10/3/07 and her heirs at law being Joyce A. Gray, Hawley Kemp, Jr., David Kemp and Michael W. Kemp as evidenced by an Affidavit of Heirship recorded simultaneously herewith.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3106, Page 57, said Register's Office.

Subject to a sewer easement of record in Book 6910, page 585, said Register's Office.

This is (x) improved ( ) unimproved property known as 2401 Vale Lane, Nashville, TN 37214.

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. Grantors covenant that they 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, except for those encumbrances set forth hereinafter.

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 whomsoever.

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 hands this 29th day of May, 2008.

Joyce A. Gray
By W. Warner McNeilly, III
by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

Hawley Kemp, Jr.

David Kemp
By W. Warner McNeilly, III
by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

Michael W. Kemp
By W. Warner McNeilly, III
by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

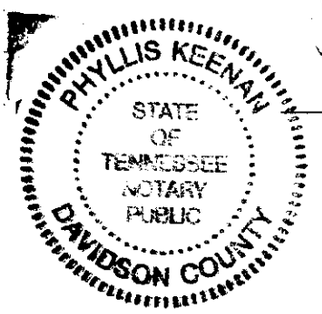
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On May 29, 2008, before me personally appeared **W. WARNER McNEILLY, III**, to me known to be the person who executed the foregoing instrument in behalf of **JOYCE A. GRAY, DAVID KEMP, and MICHAEL KEMP** and acknowledged that he executed same as the free act and deed of said **JOYCE A. GRAY, DAVID KEMP, and MICHAEL KEMP** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2008.

My Commission Expires:

3-21-09



NOTARY PUBLIC