Dav. Co. File Box 8

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45746

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/08 12:08 2 pgs
Fees:13.00 Taxes:2418.54
20080619-0063196

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$653,660.00.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2008
Notary Public
MY COMMISSION EXPIRES: 3-20-2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Herman Kan	Capital Mortgage Finance Corp	MAP 117-04
1805 Primrose Avenue	6310 Stevens Forest Road	Parcel
Nashville, TN, 37212	Columbia, Maryland 21046	375

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James Robert Pitt and spouse, Katherine Fuller Pitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J. Herman Kan and spouse, Shin-Mei Kan

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 50 on the Plan of Belmont Terrace, of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to James Robert Pitt and wife, Katherine Fuller Pitt by deed from Jerry W. Owens of record in Instrument Number 20040108-0003397, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 101, said Register's Office.

Unimproved ( )
This is improved (X) property known as 1805 Primrose Avenue, Nashville, TN 37212

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 my/our hand(s) this 18th day of June, 2008

James Robert Pitt

Katherine Fuller Pitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named James Robert Pitt and wife, Katherine Fuller Pitt, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 2008

Notary Public

My Commission Expires: 7/24/2010

