THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08070560**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $152,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2008. Notary Public My Commission Expires: ~~MY COMMISSION EXPIRES NOV 22 2010~~

Kate Rosenthal State Of Tennessee Notary Public County Of Sumner

WARRANTY DEED

Address New Owner: Chris Pitts and Sheila Pitts 5340 Village Way Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-10-0A-040.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joe Eddie Lee and wife, Patricia Ann Lee** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Chris Pitts and wife, Sheila Pitts** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot 59, PHASE ONE, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 5200, Page 613, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Quitclaim Deed from David O. Huff, Trustee to Joe Eddie Lee and wife, Patricia Ann Lee, as tenants by the entirety as recorded in Book 10392, Page 930 and Warranty Deed from Peter Sayer and wife, Robin C. Sayer to Joe Eddie Lee as recorded on the 2nd day of June, 1995 in Book 9689, Page 172, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 5340 Village Way Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2008.

Joe Eddie Lee

Patricia Ann Lee

Davidson County DEEDWARR
Recvd: 08/01/08 14:59 2 pgs
Fees:13.00 Taxes:562.40

20080801-0079481

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe Eddie Lee and Patricia Ann Lee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2008.

Notary Public

My Commission Expires: 11/22/10

