Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Gerald Pitts 2108 Geneiva Drive Nashville TN 37216	Countrywide Bank, FSB 3011 Armory Drive Ste 120 Nashville, TN 37204	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $110,700.00

Affiant

Subscribed and sworn to before me on 11/25/2008.

Notary Public

My Commission Expires: 5/23/11

DOLORES E. MCBROOM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05/23/2011

Map & Parcel No.
72-8-77

/Davidson County DEEDWARR
Recvd: 11/26/08 16:19 2 pgs
Fees:13.00 Taxes:409.59
20081126-0116096

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, James N. Duke unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Gerald Pitts and Carah C. Pitts husband and wife, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 2108 Geneiva Drive Nashville TN 37216, County of Davidson:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Geneiva Heights, as of record in Book 2083, page 65, Register's Office for said county to which reference is hereby made for a more complete description.

Being the same property conveyed to James N. Duke and wife, Ann M. Duke by deed from Lester L. Marcum and wife, Donna G. Marcum, dated 03/23/66 and filed of record in Book 4000, page 283, said Register's Office.

The said Ann M Duke is since deceased on or around 1/12/1993 and the said property now vest solely in the said James N. Duke as her surviving spouse.

This is improved property located at 2108 Geneiva Drive, Nashville, TN 37216.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 11/25/2008.

James N Duke, by Lea Ann White, his attorney-in-fact

James N. Duke by Attorney in Fact
Lea Ann White

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared Lea Ann White, individual(s) who executed the foregoing instrument on behalf of James N. Duke as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named James N. Duke.

Witness my hand and official seal this 25th day of November, 2008.

My Commission Expires:

DOLORES E. MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011