(1)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00. Casey Brewington Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2008. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kenneth Pitts	Same	MAP 129-12
6303 St. Henry Drive		PARCEL 62
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Evelyn H. Mulloy married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julia A. Pitts, married**

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. 259 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600 pages 12, 13 and 14, Registers office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eugene G. Mulloy and wife Evelyn H. Mulloy by deed from Thomas H. Lem and wife Maria Theresa Lem, of record in Book 4624 page 362, said Registers Office, dated July 28, 1972. And being the same property conveyed to Evelyn H. Mulloy by quitclaim deed from Eugene G. Mulloy of record in Book 10312 page 353, said Registers Office, dated January 6, 1997.

The spouse of Evelyn H. Mulloy the undersigned Eugene G. Mulloy joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6303 St. Henry Drive, Nashville, TN 37205.**

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 our hand(s) this the 3rd day of December, 2008.

Evelyn H. Mulloy

Evelyn H. Mulloy

Eugene G. Mulloy

Eugene G. Mulloy

Davidson County DEEDWARR
Recvd: 12/19/08 08:56 2 pgs
Fees:13.00 Taxes:1165.50

20081219-0121358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Evelyn H. Mulloy and Eugene G. Mulloy** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of December, 2008.

My Commission expires 1-9-12

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds