File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
T20090018131 DEEDWARR
Recvd: 03/18/09 13:41 3 pgs
Fees:18.00 Taxes:3792.50
20090318-0024433

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49801
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
George E. Mudter, Jr., Trustee 2000 Richard Jones Rd. Ste. 103 Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 14414003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,025,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. Hampton Pitts, III, Trustee of the Debbie S. Pitts Living Trust dated December 17, 1999**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George E. Mudter, Jr., Trustee with full power to mortgage, sell, convey, lease or otherwise alienate without the jointer of any beneficiary** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Chickering Estates, Section 3 of record in Book 4460, page 146, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Wade Hampton Pitts, III, and wife, Deborah Sherman Pitts by Warranty Deed from Samuel Lewis Johnson, III and wife, Lenora Johnson, dated November 15, 1979 and recorded on November 19, 1979 of record in Book 5532, page 688, said Register's Office. By Quitclaim Deed dated October 19,2000, and recorded on October 25, 2000, of record in Doc. No. 20001025-0105816, said Register's Office, subject property was conveyed to Wade Hampton Pitts, III, and Deborah Sherman Pitts, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship). By Warranty Deed dated October 18, 2000 and recorded on November 1, 2000 of record in Doc. No. 20001101-0108531, said Register's Office, Wade Hampton Pitts, III conveyed a one-half undivided interest in subject property to W. Hampton Pitts, III, Trustee of the W. Hampton Pitts Living Trust, established by the Revocable Trust Agreement of W. Hampton Pitts, III. By Quitclaim Deed dated January 15, 2009 and recorded on January 22, 2009 of record in Doc. No. 20090122-0005533, said Register's Office, W. Hampton Pitts, III, Trustee of the W. Hampton Pitts Living Trust established by Revocable Trust Agreement dated December 17, 1999 conveyed his interest in subject property to Debbie S. Pitts, Trustee of the Debbie S. Pitts Living Trust established by Revocable Trust Agreement dated December 17, 1999. By Warranty Deed dated October 19, 2000 and recorded on November 1, 2000, of record in Doc. No. 20001101-0108532, said Register's Office, Deborah Sherman Pitts conveyed her one-half interest in subject property to Debbie S. Pitts, Trustee of the Debbie S. Pitts Living Trust, established by the Revocable Trust Agreement of Debbie S. Pitts. The said Debbie S. Pitts, also known as, Deborah Sherman Pitts, has since died. The Certificate of Trust of the Debbie S. Pitts Living Trust, attached hereto as Exhibit A, established W. Hampton Pitts, III, Trustee of the Debbie S. Pitts Living Trust dated December 17, 1999.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460 Page 146, said Register's Office, which Plan shows a 10 foot easement for public utility and drainage purposes along the rear line of said lot And a 2.5 x 25 foot utility anchor easement located on the northeasterly and northwesterly front corner of said lot. Grant of Private Sewer Line Easement of record in Doc. No. 20020128-0011527, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instruments of record in Book 10224, page 142, said Register's Office.

This is improved property, known as: 2109 Piccadilly Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of March, 2009.

W. Hampton Pitts III Trustee

W. Hampton Pitts, III Trustee of the Debbie S. Pitts Living Trust , dated December 17, 1999

State of TENNESSEE
County of DAVIDSON

On this 16th day of March, 2009 , before me the undersigned authority, personally appeared W. Hampton Pitts, III Trustee of the Debbie S. Pitts Living Trust dated December 17, 1999, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,025,000.00

Affiant

Sworn and subscribed before me this the 16th day of March, 2009

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary Public

EXHIBIT A

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard & Mobley, PLLC
200 31st Avenue, North, Suite 100
Nashville, Tennessee 37203
(615) 627-4444

CERTIFICATE OF TRUST

THE DEBBIE S. PITTS LIVING TRUST

The undersigned Trustee, pursuant to Tennessee Code Annotated Section 35-15-1013, declares under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain trust called The Debbie S. Pitts Living Trust (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Revocable Trust Agreement executed on December 17, 1999, as amended.

2. **Trustor, Currently Acting Trustee, and Successor Trustee.** The Trustor is Debbie S. Pitts, who died on January 16, 2009. The Currently Acting Trustee is W. Hampton Pitts, III. The Successor Trustee is Keely I. Pitts-Leim.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee all of the powers that a Trustee may exercise under Section 35-50-110 of the Tennessee Code.

4. **Revocability.** The Trust is irrevocable now that the Trustor has died.

5. **Proof of Succession of Successor Trustees.** The Trust designates one or more Successor Trustees. Any third party may rely on the authority of any Successor Trustee without proof that such Successor Trustee has succeeded to the position of the Trustee.

6. **Trust Tax Identification Number.** The tax identification number of the Trust is 26-6816950.

7. **Title to Trust Assets.** The assets of the Trust should be titled in the name of W. Hampton Pitts, III, Trustee of The Debbie S. Pitts Living Trust dated December 17, 1999.

8. **Trustee's Statement Regarding Revocation, Modification, or Amendment.** To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

W. Hampton Pitts, III, Trustee
W. Hampton Pitts, III, Trustee

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 W. Hampton Pitts, III, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 10th day of March, 2009.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public