BILL GARRETT, Davidson County
Trans:T20100022188 DEEDWARR
Recvd: 04/14/10 13:36 3 pgs
Fees:18.00 Taxes:573.50
20100414-0028186

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
Richland Building
100 Main Street, Suite 104
Portland, Tennessee 37148

ADDRESS NEW OWNER:
BILLY D. PITT AND WIFE
BEVERLY G. PITT
113 JACKSTAFF DRIVE
HENDERSONVILLE, TN 37075

SEND TAX BILLS:

SAME

Map 42-16 Parcels 55 and 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **W.Y. DRAPER, JR.**, hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey the following described property unto **BILLY D. Pitt, and wife Beverly G. Pitt,** as tenants by the entireties, the following described property to wit:

Tract 1

Beginning at an iron pin (old), in the westerly margin of Douglas Street, the southeast corner of a tract of land which belongs to Alfred R. Crawford, having a deed reference in Deed Book 11297, Page 127, RODCT, the northeast corner of this tract, and continuing as follows:

S 11 degrees, 13'13"W, 100.01 feet to an iron pin (new), in the westerly margin of Douglas Street, the northeast corner of Tract 2, this survey:

thence, N 77 degrees 45'22"W, 50.43 feet to an iron pin (new), the northwest corner of said Tract 2, in the easterly boundary of a tract of land which belongs to Bobby Joe Knight, having a deed reference in Deed Book 9339, Page 310, RODCT:

thence with the boundary of said tract of land which belongs to Bobby Joe Knight, as follows:

N 12 degrees 00'00" E, 49.49 feet to an iron pin (new); thence, N 77 degrees 37'08" W, 50.99 feet to an iron pin (new), the northwest corner of said tract of land which belongs to Bobby Joe Knight, in the easterly boundary of a second tract of land which belongs to Bobby Joe Knight, having a deed reference in Deed Book 9628, Page 667, RODCT; thence, N 12 degrees 00'00" E, 49.06 feet to a pipe (old), the northeast corner of said second mentioned tract of land which belongs to Bobby Joe Knight, in the southerly boundary of said tract of land which belongs to Alfred R. Crawford;

thence, S 78 degrees 30'33" E, 100.07 feet, to the point of beginning, containing **7,481 square feet**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated March 24, 2010.

Tract 2

Beginning at an iron pin (new), in the westerly margin of Douglas Street, the southeast corner of Tract 1, this survey, said iron pin being located from an iron pin (old), in the westerly margin of Douglas Street, S 11 degrees 13'13" W, 100.01 feet, to the point of beginning, the northeast corner of this tract, and continuing as follows:

S 11 degrees 13'13" W, 74.70 feet to a point, in the westerly margin of Douglas Street, (marked by an iron pin (old), N 11 degrees 13'13" E, 0.42 feet from said point);

thence, with a curve to the right, having a radius of 25.00 feet, an arc distance of

39.37 feet, and a chord bearing and distance of S 56 degrees 20'02" W, 35.43 feet to an iron pin (old), in the northerly margin of Woodruff Street;

thence, N 78 degrees 33'09" W, 26.69 feet to an iron rod (old), in the northerly margin of Woodruff Street, the southeast corner of a tract of land which belongs to Bobby Joe Knight, having a deed reference in Deed Book 9339, Page 310 RODCT;

thence, N 12 degrees 00'00" E, 100.51 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Bobby Joe Knight, a corner of Tract 1, this survey;

thence, S 77 degrees 45'22" E. 50.43 feet, to the point of beginning, containing **4,983 square feet**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated March 24, 2010.

Being the property conveyed to W.Y. Draper, Jr., by Margaret Gail Warner Griffin, and Michael Gregory Warner, Co-Successor Trustees of the Mary M. Warner Revocable Living Trust Agreement, in deed of record recorded as Instrument Number 20051227-013856, and by deed of record recorded as Instrument Number 20051227-013857, Register's Office for Davidson County, Tennessee. Reference is also made to deed recorded in Book 8872, Page 24, said Register's Office.

THIS conveyance is made subject to any visible and unrecorded easements and building and zoning regulations.

TAXES for 2010 are to be paid by the Grantees named herein.

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 the Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind himself, his heirs and/or assigns, 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.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 13th day of April, 2010.

W.Y. DRAPER, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **W.Y. DRAPER, JR.**, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me this 13 day of April, 2010.

NOTARY PUBLIC

My Commission Expires:
2/7/2011

DAVID M. AMONETTE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 155,000.00.

Billy D. Pitt

BILLY D. PITT
AFFIANT

Subscribed and sworn to before me this 13th day of April, 2010.

NOTARY PUBLIC

My Commission Expires:
2/7/2011

DAVID M. AMONETTE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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