Davidson County DEEDWARR
Recvd: 05/05/05 12:14 2 pgs
Fees:13.00 Taxes:283.05
20050505-0050679

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 83-03-0-211

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Cornerstone Home Properties LLC		
718 Thompson Lane, Ste 108	SAME	N/A
Nashville, TN 37204		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DAVID EWING PITT, INDIVIDUALLY and LORETTA PITT, ADMINISTRATRIX OF THE ESTATE OF SAMUEL DAVID PITT a/k/a SAMUEL PITT**, have bargained and sold and by these presents do transfer and convey unto **CORNERSTONE HOME PROPERTIES, LLC,** its successors and assigns forever, the following described property, to wit:

Said tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

Being the southerly one-half of Lot No. 2 on the map showing the subdivision for Mrs. Minnie Martin of Lot No. 58 and Part of 59, Brownsville, as of record in Book 547, page 137, Register's Office for said county.

Said part of Lot No. 2 fronts 50 feet on the easterly side of Riverside Boulevard, and runs back between parallel lines, 242.5 feet to the dead line.

Being the same property conveyed to Samuel Pitt by deed from Richard R. Rooker, Circuit Court Clerk, of record in Instrument No. 20040429-0048689, Register's Office for Davidson County, Tennessee. Samuel Pitt died intestate on April 12, 2005. Loretta Pitt was appointed the Administratrix of his estate by the Probate Court of Davidson County. David Ewing Pitt is the sole beneficiary of Samuel Pitt.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND WE DO COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2005 Davidson County property taxes are a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument, with Grantee assuming responsibility for payment of same.
2. All matters as shown on the Plan of record in Plat Book 547, page 137, Register's Office for Davidson County, Tennessee.
3. Subject to any unrecorded lease agreements.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 2nd day of May, 2005.

DAVID EWING PITT

LORETTA PITT, ADMINISTRATRIX

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID EWING PITT,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 2nd day of May, 2005.

MARK HARTZOG NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

My Commission Expires: 3-NOTARY-06

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LORETTA PITT ADMINISTRATRIX OF THE ESTATE OF SAMUEL DAVID PITT,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 2nd day of May, 2005.

MARK HARTZOG NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

My Commission Expires: 3-NOTARY-06

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$76,500.00.**

Affiant

Sworn to and subscribed before me on this 2nd day of May, 2005.

MARK HARTZOG NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

My Commission Expires: 3-1-06

Notary Public