THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,900.00 Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2009 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Purdy	Community First Bank & Trust	MAP 104-16
1709 Beechwood Avenue	501 S. James Campbell Blvd.	PARCEL 270
Nashville, TN 37212	Columbia, TN 38401	
(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 A. Davis, II single and Eric D. Pittarelli married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John A. Purdy and wife, Kathryn E. Delmez**

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 the west one-half of Lot No. 232 on the Map of the Belmont Land Company's Subdivision known as Belmont Heights, of record in book 421 page 34, said Registers Office.

Said west one-half of Lot No. 232 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Eveyln A. Davis, II unmarried, by quitclaim deed from Ames Davis, Executor of the Estate of Evelyn Ames Davis I, deceased, of record in Book 9958 page 677 said Registers Office, dated February 22, 1996. And being the same property conveyed to Evelyn A. Davis II, unmarried and Eric P. Pittarelli, married by quitclaim deed from Evelyn A. Davis II, unmarried, of record in Instrument No. 20030218-0020889, said Registers Office, dated February 18, 2003.

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 **1709 Beechwood Avenue, Nashville, TN 37212.**

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 _____ hand( ) this the 30th day of July, 2009.

Evelyn A. Davis, II

Evelyn A. Davis, II

Eric D. Pittarelli

Eric D. Pittarelli

Robbin Pittarelli

BILL GARRETT, Davidson County
Trans: T20090052378 DEEDWARR
Recvd: 08/03/09 13:58 2 pgs
Fees: 13.00 Taxes: 1479.63
20090803-0072495

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 A. Davis, II** the bargainor__, 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 SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of July, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 ERIC D. PITTARELLI AND ROBBIN PITTARELLI the bargainor__, 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 HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of July, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN