Davidson County DEEDWARR
Recvd: 12/06/02 12:31 2pgs
Fees:13.00 Taxes:177.60
20021206-0150749

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of November, 2002.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cornerstone Home Properties, Inc.
109 Goode Court
Nashville, Tennessee 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
73-10-0-69

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven R. Stout and wife, Janet P. Stout** hereinafter referred to as Grantors, hereby transfers and conveys to **Cornerstone Home Properties, Inc**.hereinafter referred to as 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. 33 on the Plan of Moss Rose Estates of record in Book 4860, page 112, Register's Office for said County, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Steven R. Stout and wife, Janet P. Stout by warranty deed from Robert F. Doyle of record in Book 8794, page 611, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4860, Page 112, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5039, Page 359, as amended in Book 5138, page 645, and Book 5311, page 345 and Book 5910, page 336, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2002, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 109 Goode Court, Nashville, Tennessee 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 26th day of November, 2002.

Steven R. Stout

Steven R. Stout

Janet P. Stout

Janet P. Stout

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 Steven R. Stout and wife, Janet P. Stout, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2002.

Notary Public

My Commission Expires: 11-7-05