THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000345B

Davidson County DEEDWARR
Recvd: 01/03/03 16:34 2pgs
Fees:13.00 Taxes:96.20
20030103-0001521

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by RUSSELL CROUCH, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, CORNERSTONE HOME PROPERTIES, LLC, have bargained and sold, and by these presents do transfer and convey unto the said RUSSELL CROUCH, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Map of Overhill City and W.H. Fox Subdivision of Blocks in Cumberland Nurseries Subdivision, of record in Book 332f, Page 21, Register's Office for said County.

Said Lot No. 78 fronts 50 feet on the southerly side of Oriel Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cornerstone Home Properties, LLC by quitclaim deed from Constance J. Dolan of record in Instrument No. 20030103-0001520, said Register's Office.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RUSSELL CROUCH, his heirs and assigns, forever. And it does covenant with the said RUSSELL CROUCH, that it is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to the said RUSSELL CROUCH, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 23rd day of December, 2002.

CORNERSTONE HOME PROPERTIES, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **LANE WALLACE with CORNERSTONE HOME PROPERTIES, LLC,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument on behalf of **CORNERSTONE HOME PROPERTIES** for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 27th day of December, 2002.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 10-13-04

AFFIDAVIT

$26,000.00

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$67,500.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 23rd day of December, 2002.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 10-13-04

MAP 119-01-0
PARCEL 132.00

ADDRESS OF NEW OWNERS:
RUSSELL CROUCH
841 Brook Hollow Rd
Nashville, TN 37205

SEND TAX BILLS TO:

SAME