Davidson County DEEDWARR
Recvd: 03/05/03 11:35 2pgs
Fees:13.00 Taxes:151.70

20030305-0029064

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41716 FILE BOX "7"

WARRANTY DEED

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

My Commission Expires JULY 24 2004 COMMISSION EXPIRES: 7-24-2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teena Colebrook	S A M E	81-6-422
4217 West 142nd Street, #A		
Hawthorne, CA 90250		

FOR AND IN 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, I/WE,
Cornerstone Home Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Teena Colebrook

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 Lot No. 23 in the Subdivision of a part of Lot NO. 16 of the Nichol Property a plan of which is of record in Plan Book 2, Page 49, Chancery Court at Nashville.

Said Lot No. 23 fronts 50 feet on the northerly side of St. Louis, formerly Visalia Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Charles Henry White by Quitclaim Deed from Harriet H. D. White of record in Book 9052, Page 145, Register's Office for Davidson County, Tennessee and being the same property conveyed to Cornerstone Home Property, LLC, by Deed from Charles Henry White of record in Instrument Number 20030305 0029063 Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2302 St. Louis Street, Nashville, TN 37208

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 ___my/our____hand(s)_____this

Cornerstone Home Properties, LLC

BY: _____
President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared Lane Wallace, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of CORNERSTONE HOME PROPERTIES, LLC, A Tennessee Limited Liability Corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Corporation, by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR