File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/03 15:45 2pgs
Fees:13.00 Taxes:59.20

20031209-0176642

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$16,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of Dec. 2003

Notary Public
My Commission expires: 8/20/04
(Affix seal)

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cornerstone Home Properties, LLC	SAME	71-11-137
1810 Greypointe Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donald Gene Stone and wife, Beverly Jane Stone**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cornerstone Home Properties, LLC.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 36 on the Map of Trinity Heights addition, of record in Book 161, Page 38, Register's Office of said County.

Said part of said Lot front 50 feet on the Southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donald Gene Stone and wife, Beverly Jane Stone, by deed from William Martin Hand and wife, Cynthia D. Hand, on April 19, 1974, of record in Book 4807, page 762, Register's Office for Davidson County, Tennessee. The said Donald Gene Stone having since died on January 6, 2003, leaving property to Beverly Jane Stone by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 161, page 38, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer & Storm Drain of record in Book 7915, Page 948, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **316 Marshall Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

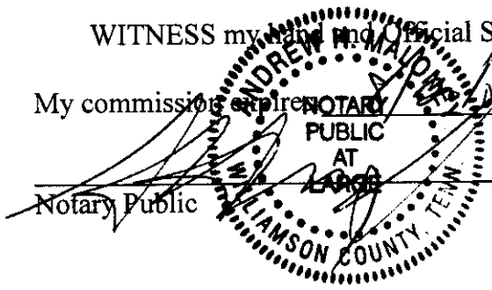
WITNESS our hands this December 2, 2003.

Beverly Jane Stone
Beverly Jane Stone

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Beverly Jane Stone** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 2, 2003



My commission expires 2-2-06

Notary Public