File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/03 15:02 2pgs
Fees:13.00 Taxes:148.00

20031209-0176675

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Affiant

Subscribed and sworn to before me this 8 day of December, 2003

Notary Public

My Commission expires: AT LARGE 8/2/06

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	119-14-117.00
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, **Thelma Jo McMurray**, 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:

Being Lot No. 60 on the plan of Tuggle Heights, of record in Book 1130, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 60 fronts 60 feet on the westerly side of Wingate Avenue and runs back between parallel lines 203.2 feet on the north line and 204.6 feet on the south line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to T.M. McMurray, by deed from Ted Fairchild and wife, Ethel Fairchild, on June 9, 1974, of record in Book 4781, page 736, Register's Office for Davidson County, Tennessee. Further conveyed to T.B. McMurray and Dick T. McMurray by will of record in Will Book 128, page 238, said Register's Office. And further conveyed by Quitclaim Deed to Thelma Jo McMurray from T.B. McMurray and Dick T. McMurray, party of the first part of record in Book 5697, page 667, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 90, Register's Office Davidson County, Tennessee.

This is improved property known as: **2913 Wingate Avenue, Nashville, TN 37211**

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 8, 2003.

Thelma Jo McMurray

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thelma Jo McMurray** 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 8, 2003

My commission expires: _____

_____
Notary Public

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