File Box 64
Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/03 15:46 2pgs
Fees:13.00 Taxes:92.50

20031218-0180864

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$25,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of December, 2003.

Notary Public
My Commission Expires: At Large

ANDREW H. MALONE NOTARY PUBLIC AT LARGE DAVIDSON 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	082-03-504.00
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, **The Heirs-at-Law of Ethel Smith Standard, a widow**, 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. 6 on the plan of A. W. Wills' Plan of Lots known as Wills, Sharpe and Crutcher's Subdivision, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot fronts 50 feet on the westerly side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Ethel Smith Standard, a widow, by deed from Charles Bryant Young and wife, Thelma G. Young, on April 2, 1953, of record in Book 2141, page 339, Register's Office for Davidson County, Tennessee. The said Ethel Smith Standard having died leaving said property to Susan Phelps, her only heir-at-law.

The property is subject to the following:

- Taxes and assessments for the year 2004 in the estimated amount of $569.07 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1024 N. 5th 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 12, 2003.

The Heirs-at-Law of Ethel Smith Standard, a widow

BY: Susan Phelps
Susan Phelps, Heir-at-law

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Susan Phelps, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a the Heir-at-Law of Ethel Smith Standard, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 12th day of December, 20 03.

NOTARY PUBLIC

My Commission Expires:

ANDREW M. MALONEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY