File Box 64
2nd

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

Affiant

Subscribed and sworn to before me this 18 day of Feb. 2004

Notary Public
My Commission expires: 8/28/06
(Affix Seal)

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 02/06/04 09:55 2pgs
Fees:13.00 Taxes:185.00

20040206-0014606

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	072-03-232.00
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, **William W. Simpson and wife, Sarah R. Simpson**, 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 the 11th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 108 and the easterly 15 feet of Lot No. 109 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said parts of Lots Nos. 108 and 109 fronts together 60 feet on the northerly side of Greenfield Avenue and run back 205 feet on the westerly line and 259 feet, more or less, on the easterly line, with the westerly margin of Greenfield Avenue, as widened, to a dead line, measuring 216.8 feet, more or less, thereon.

Included in the above description but expressly EXCLUDED from this conveyance is the following described property conveyed to Ewing O. Harper, Jr. and wife, Lillian G. Harper of record in Book 3398, page 639, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being parts of Lots 108 and 109 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described according to a survey by Hickerson-Johnson, Engineers, dated May 19, 1962, as follows:

Beginning at a point on the westerly margin of Kennedy Avenue 149 feet from the northwest corner of the intersection of Greenfield and Kennedy Avenues; thence north 60 degrees 46' west 162 feet to an iron pin; thence northerly 30 feet to an iron pin; thence south 81 degrees 45' east 216.8 feet to a point in the westerly margin of said Kennedy Avenue; thence southerly 110 feet along the westerly margin of Kennedy Avenue, to the point of beginning.

Being the same property conveyed to William W. Simpson and wife, Sarah R. Simpson, by deed from Lyda Knox Burgess, unmarried, on October 17, 1984, of record in Book 6405, page 687, Register's Office for Davidson County, Tennessee. The said William W. Simpson having since died leaving property to Sarah R. Simpson by right of survivorship. Further, the Sarah R. Simpson having since died intestate leaving property to William Whitfield Simpson as sole heir.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 101, Register's Office Davidson County, Tennessee.

This is improved property known as: **1303 Greenfield Avenue, Nashville, TN 37216**

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 18, 2003.

The Heirs-at-Law of Sarah R. Simpson

William Whitfield Simpson
By William Whitfield Simpson
by Jane S. Thompson
Attorney In Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Jane S. Thompson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for William Whitfield Simpson, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William Whitfield Simpson, the bargainor(s), by the said Jane S. Thompson, as Attorney-in-Fact.

WITNESS my hand and seal this 18th day of December, 2003.

ANDREW H. MALONEY NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC My Commission Expires: 8/20/06