184
Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/04 13:36 2pgs
Fees:13.00 Taxes:259.00

20040213-0017496

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $70,000.00.

Affiant

Subscribed and sworn to before me this 12th day of February, 2004.

Notary Public
My Commission expires:
(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:
Kevin J. Flemming	Same	072-03-232.00
1303 Greenfield Avenue		
Nashville, TN 37216		

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, **Cornerstone Home Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin Flemming and Tyler McCain**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in 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, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots Nos. 108 and 109 fronts together 60 feet on the northerly side of Greenfield Avenue and runs 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 Cornerstone Home Properties, LLC, by deed from William W. Simpson, and wife Sarah R. Simpson, on December 18, 2003 of record in Instrument Number 20040206-0014606, Register's Office for Davidson County, Tennessee.

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 February 12, 2004.

Cornerstone Home Properties, LLC

BY: _____

Lane Wallace, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of February, 2004, before me, appeared Lane Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Cornerstone Home Properties, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Lane Wallace, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

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NOTARY PUBLIC

My Commission Expires:

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