Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/04 10:49 2pgs
Fees:13.00 Taxes:129.50

20040305-0025343

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$35,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of March, 2004.

ANDREW H. MALONE NOTARY PUBLIC AT DAVIDSON COUNTY

Notary Public
My Commission expires: 8/22/06
(Affix Seal)

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	082-07-391.00
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, **Regina Hughes**, 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. 1 on the plan of Miller's Addition to Edgefield, of record in Book 57, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 50 feet on the east side of North 4th Street, formerly Lischey Avenue, and extends back between parallel lines, along the northerly margin of Arrington Street, 170 feet to an alley

Being the same property conveyed to Regina Hughes, by Quitclaim deed from James E. Hines, on June 22, 1999, of record in Book 11565, page 97, 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 57, page 133, Register's Office Davidson County, Tennessee.

This is improved property known as: **801 Lischey Avenue, Nashville, TN 37206**

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 March 2, 2004.

Regina Hughes

Regina Hughes

STATE OF California
COUNTY OF Los Angeles

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Regina Hughes** 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 March 2, 2004

My commission expires October 15, 2006

Notary Public

JUAN CARLOS HERNANDEZ
Commission # 1380176
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2006