Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/04 16:13 2pgs
Fees:13.00 Taxes:105.45

20040413-0041537

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$28,500.00.

Affiant

Subscribed and sworn to before me this 9th day of April, 2004.

Notary Public
My Commission expires 8/20/06
(Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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	148-08-0-052.00
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, **Douglas V. Darrell and wife Barbara S. Darrell,** 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. 48 on the plan of Oakwood Terrace, Section 1, of record in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 48 fronts 48.41 feet on the northeast side of Oakwood Terrace Drive, and extends back 145.47 feet on the westerly line and 164.95 feet on the easterly line to a dead line, which is a broken line, measuring 109.78 feet thereon.

Being the same property conveyed to Douglas V. Darrell and wife Barbara S. Darrell, by deed from Ralph Stevens and Melvin Jones, partners d/b/a American Homes, on December 23, 1972, of record in Book 4667, page 154, 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 4460, page 54 and 55, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4559, page 72; and Book 4650, page 995; and Book 4689, page 376, Register's Office for Davidson County, Tennessee.
- Metropolitan Government letter regarding Property Standards Code Repair Inspection of record in Instrument Number 20030624-0086838, Register's Office for Davidson County, Tennessee.
- Metropolitan Government letter regarding Notice of Vacated Property of record in Instrument Number 20031218-0180555

This is improved property known as: **844 Oakwood Terrace Drive, Antioch, TN 37013**

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 April 9, 2004.

Douglas V. Darrell

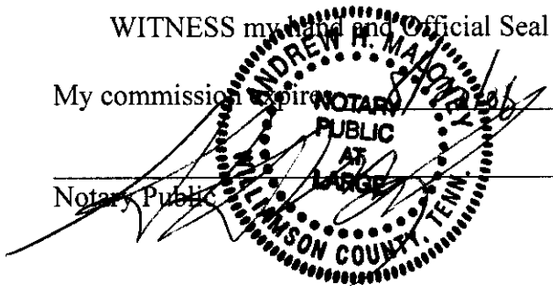
Barbara S. Darrell

Barbara S. Darrell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas V. Darrell and wife Barbara S. Darrell** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 9, 2004



My commission expires: 8/11/06

Notary Public