BK 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 13:02 2pgs
Fees:13.00 Taxes:277.50

20040423-0046452

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00.**

Affiant

Subscribed and sworn to before me this 19 day of April, 2004

Notary Public
My Commission expires: 7/23/06
(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:
Cornerstone Home Properties, LLC	SAME	050-14-0-123.00
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, **Theodore A. Hill and wife, Dorris M. Hill**, 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. 345 on the plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point in the northerly margin of Wilmoth Road, the common corner of Lots 344 and 345, thence with the line between said lots, northwardly 135.3 feet to a point; thence westwardly with the line between Lots 345 and 346. 107.7 feet to a point in the easterly margin of Spears Road; thence with the margin of the same southwardly 104.77 feet to a point, the beginning of a curve; thence southeastwardly around said curve, 39.27 feet to a point in the northerly margin of Wilmoth Road; thence with the margin of same, eastwardly 65 feet to the point of beginning.

Being the same property conveyed to Theodore A. Hill and wife, Dorris M. Hill, by deed from Cecil R. Scaife and wife, Sherytha P. Scaife, on January 12, 1973, of record in Book 4677, page 490, 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 3300, page 5, Register's Office Davidson County, Tennessee.

This is improved property known as: **3206 Spears Road, 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 April 19, 2004.

Theodore A. Hill

Theodore A. Hill

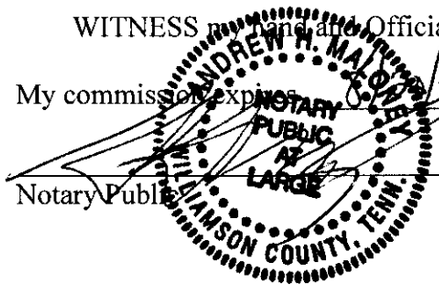
Dorris M. Hill

Dorris M. Hill

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Theodore A. Hill and Dorris M. Hill** 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 19, 2004



My commission expires 6-7-06

Notary Public