Record 1st
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/04 14:15 3pgs
Fees:18.00 Taxes:129.50
20040719-0085930

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

Rusty Edwards
Affiant

Subscribed and sworn to before me this 14 day of July 2004

Notary Public
My Commission Expires

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:
Rusty Edwards	Same as New Owner	091-100-303.00
515 Hemstead Street		
Nashville, TN 37209		

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 **Rusty Edwards**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 26 on the plan of Urbandale, Section 1, of record in Book 1835, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE CONVEYANCE BUT EXPRESSLY EXCLUDED IS THE FOLLOWING:

BEGINNING at a point on the southeastern line of the property owned by R.A. Baldwin, et ux of record in Book 2340, page 426, Register's Office for Davidson County, and being 13.500 meters (44.291 feet), more or less, right of Ramp D survey centerline station 741=452.00, more or less; thence south 73 degrees 25 minutes 04 seconds west along the common line, and being 26.200 meters (85.958 feet), more or less, to a point on the southwestern corner of the property, the common corner with property owned by R.A. Baldwin, et ux, Willie K. White, Jr., et ux of record in Book 4877, page 763, and E.H. Litton, et ux of record in Book 2392, page 297, and being 6.000 meters (19.685 feet), more or less, left of Ramp D survey centerline station 741=470.000, more or less; thence north 17 degrees 00 minutes 32 seconds west along the common line with E.H. Litton, et ux, and being 14.000 meters (45.932 feet), more or less, to a point on the northwestern corner of the property, the common corner with property owned by E.H. Litton, et ux, and Sec. of HUD of record in Book 11427, page 702, and being 2.500 meters (8.202 feet), more or less, right of Ramp D survey centerline station 741+481.000, more or less; thence north 59 degrees 45 minutes 18 seconds east along the common line with Sec. of HUD, and being 12.000 meters (39.370 feet), more or less, to a point in the proposed controlled access right of way of Ramp D, and being 13.500 meters (44.295 feet, more or less, right of Ramp D survey centerline station 741+475.500, more or less; thence south 56 degrees 55 minutes 27 seconds east along the proposed controlled access right of way, and being 17.942 meters (58.864 feet), to a point 13.047 meters (42.810 feet), right of Ramp D survey centerline station 741+456.564; thence south 63 degrees 45 minutes 09 seconds east along the proposed controlled access right of way, and being 5.000 meters (16.404 feet), more or less, to a POINT OF BEGINNING, containing 295.100 square meters (3176.000 square feet), more or less.
BEING a portion of the same property conveyed to the Grantor of record in Deed Book 11550, page 994, Register's Office for Davidson County.

Being the same property conveyed to Cornerstone Home Properties, LLC, by deed from Laura Lee Dudley, on May 21, 2004, of record in Instrument Number 20040526-0061757, 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 1835, page 45, Register's Office Davidson County, Tennessee.

This is improved property known as: **515 Hemstead Street, Nashville, TN 37209**

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 July 14, 2004.

Cornerstone Home Properties, LLC



By Lane Wallace

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lane Wallace** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 14, 2004

My commission expires _____

_____
Notary Public

