Record 2nd Book 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/04 15:32 2pgs
Fees:13.00 Taxes:127.65

20040806-0095339

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$34,500.00.**

Affiant

Subscribed and sworn to before me this 23 day of July, 2004

Notary Public
My Commission Expires
(Affix Seal)

Notary Public At Large DAVIDSON COUNTY, TN My Commission Expires 8-22-07

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 Rentals, LLC	SAME	071-12-0-147.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

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, **James Kirkpatrick and Janice Kirkpatrick**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cornerstone Rentals, 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. 26 on the plan of Victory Heights, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 26 fronts 60 feet on the northerly margin of Chickasaw Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Robert J. Scarborough, by deed from William A. Lynch and wife, Linda F. Lynch, on October 25, 1978, of record in Book 5355, page 362, Register's Office for Davidson County, Tennessee. The said Robert J. Scarborough having since deceased leaving property soley to James Kirkpatrick, Affidavit of Heirship of record in Book 10023, page 72, said Register's Office. And further conveyed by James Kirkpatrick by Quitclaim Deed to James Kirkpatrick and Janice Kirkpatrick of record in Book 10067, page 78, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 97, Register's Office Davidson County, Tennessee.

This is improved property known as: **917 Chickasaw 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 July 23, 2004.

Janice Kirkpatrick
Janice Kirkpatrick

BY: James Kirkpatrick attorney in fact
James Kirkpatrick, her attorney-in-fact

James Kirkpatrick
James Kirkpatrick, individually

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Kirkpatrick** 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 July 23, 2004

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared James Kirkpatrick, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Janice Kirkpatrick, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Janice Kirkpatrick the bargainor(s), by the said James Kirkpatrick, as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of July, 2004.

_____ My Commission Expires: 8/24/01
NOTARY PUBLIC