Record 2nd

Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/04 15:37 2pgs
Fees:13.00 Taxes:46.25

20040806-0095355

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$12,500.00**.

Affiant

Subscribed and sworn to before me this 5th day of August, 2004.

Notary Public
My Commission Expires: (Affix Seal)

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 9-25-06

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	119-13-0-246.00
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, **Bruce H. Sills**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cornerstone Home Properties, LLC**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 29 on the plan of H. G. McNabb Subdivision, of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 29 fronts 65 feet on the easterly side of Louise Drive, and runs back between lines, 159.4 feet on the north, and 159.3 feet on the south line to a strip marked reserved on which it measures 65 feet.

Being the same property conveyed to Bruce H. Sills et ux Susan B. Sills, by deed from William H. Davis et ux Theresa Fulton Davis, on November 21, 1975, of record in Book 4974, page 841, Register's Office for Davidson County, Tennessee. And further conveyed to Bruce H. Sills by Quitclaim Deed from Susan B. Sills of record in Instrument Number 20040806 – 0095354, **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 64, Register's Office Davidson County, Tennessee.

This is improved property known as: **3022 Louise Drive, Nashville, TN 37211**

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, its 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 August 5, 2004.

Bruce H. Sills

Bruce H. Sills

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bruce H. Sills** 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 August 5, 2004

My commission expires: _____

_____
Notary Public

