WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/04 15:46 2pgs
Fees:13.00 Taxes:314.50

20040827-0104103

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of August, 2004.

Notary Public
My Commission expires: (Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC AT LARGE DAVIDSON 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	083-01-0-288.00
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, **Deborah S. Johnson, now known as Deborah Willis**, 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. 20 and the easterly one-half (1/2) of Lot No. 21 on the plan of John W. Love's Subdivision of Greenwood, of record in Book 332, page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 20 and part of Lot no. 21 front together 75.0 feet on the north side of McKennie Avenue and run back 174.4 feet on the east line of Lot No. 20 and 171.85 feet, more or less, on the west line of part of Lot No. 21 to an alley, on which they measure 75.0 feet.

Being the same property conveyed to Deborah S. Johnson and Mark Myers, both unmarried, by deed from Steven E. Nicely, married and M. Leigh McGrady, unmarried, on March 31, 1992, of record in Book 8597, page 430, Register's Office for Davidson County, Tennessee. And further conveyed to Deborah S. Johnson by Quitclaim Deed from Charles B. Myers and wife, Lynn K. Myers on May 16, 1995 of record in Book 9676, page 228, said Register's Office. The said Deborah S. Johnson, now known as, Deborah Willis and being one in the same person.

Donald Charles Willis **joins in this conveyance to convey any interest that he may have in said property, particularly any marital interest.**

The property is subject to the following:

- Taxes and assessments for the year 2004 in the estimated amount of $1,171.34 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 332, page 4, Register's Office Davidson County, Tennessee.

This is improved property known as: **1309 McKennie 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 August 27, 2004.

Deborah Willis

Donald Charles Willis

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this August 27, 2004

My commission expires 2-26-06

Notary Public

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.