WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00**.

Affiant

Subscribed and sworn to before me this 6 day of June, 2005.

Notary Public
My Commission expires: 8-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/08/05 09:33 2 pgs
Fees:13.00 Taxes:407.00

20050608-0065345

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:
Robert B. Miller	SAME	083-03-0-211.00
1309 Riverside Dr		
Nashville, TN 37216		

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 **Curtiswood, LLC**, their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly one-half of Lot No. 2 on the plan of Mrs. Minnie Martin of Lot No. 58 and Part of 59, Brownsville, of record in Book 547, page 137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 2 fronts 50 feet on the easterly side of Riverside Boulevard, and runs back between parallel lines, 242.5 feet to a dead line.

Being the same property conveyed to Cornerstone Home Properties, LLC, by deed from David Ewing Pitt, Individually and Loretta Pitt, Administratrix of the Estate of Samuel David Pitt a/k/a Samuel Pitt, on May 2, 2005, of record in Instrument Number 20050505-0050679, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,099.20 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-03-0-211.00.
- Subject to all matters as shown on the Plan of record in Book 547, page 137, Register's Office Davidson County, Tennessee.

This is improved property known as: **1309 Riverside Drive, Nashville, TN 37216**

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 June 6, 2005.

Cornerstone Home Properties, LLC

By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of June 2005, before me, appeared Lane Wallace to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Cornerstone Home Properties, LLC and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC



My Commission Expires:

9-22-07