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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/14/06 10:48 2 pgs
Fees:13.00 Taxes:240.50
20060614-0070665

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2006.

Notary Public
My commission expires: 02/22/09

03-0606-33705

Address of New Owner:	Send Tax Bills to:	Tax Information
Cornerstone Investments, Inc. 718 Thompson Lane, #108 Nashville TN 37204	New Owner	061-15-0 098.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Peggie A. Madison, unmarried, and Jerry Duane Pewitt, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cornerstone Investments, Inc., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 8 of Block "C" on the plan of Resubdivision of Sunnymeade Unit No. 1 and Subdivision of Sunnymeade Unit No. 2, of record in Book 974, Pages 56 and 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R. L. Madison and wife, Peggie A. Madison, by deed from Roger W. McKinney and wife, Janis B. McKinney, dated April 27, 1989, of record in Book 7827, Page 995, Register's Office for Davidson County, Tennessee. The said R. L. Madison having since died. Being further conveyed to Peggie Ann Madison and Jerry Duane Pewitt by quitclaim deed from David Lyle, of record in Instrument No. 20030214-0020226, Register's Office for Davidson County, Tennessee. Peggie A. Madison and Peggie Ann Madison being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1119 Ardee Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 8th day of June, 2006.

Peggie A. Madison

Jerry Duane Pewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggie A. Madison and Jerry Duane Pewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of June, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09