Davidson County DEEDWARR
Recvd: 07/07/06 09:47 2 pgs
Fees:13.00 Taxes:647.50

20060707-0081524

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Cornerstone Investments Inc.	New Owner	Map 105-13-0
1810 Gray Pointe Drive		Parcel 157.00
Brentwood, TN 37027		26b 12636

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Tech Wubneh and wife, Alganesh Wubneh** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Cornerstone Investments Inc., a Tennessee corporation (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 12 and the North 40 feet of Lot No. 11 on the Plan of The Allister Property, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lot No. 12 and Part of Lot No. 11 front 100 feet on the westerly side of 10th Avenue South, formerly Pomroy Street, and runs back between parallel lines 190 feet, more or less to an alley.

Being the same property conveyed to Tech Wubneh and wife, Alganesh Wubneh by Warranty Deed from Juanita G. Davis, unmarried of record in Instrument Number 20050606-0064282, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Matters as shown on plat of record in Instrument Number 20051109-0135974, said Register's Office.

This is improved property commonly known as 1103 Gilmore Avenue, Nashville, TN 37204 .

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is ~~$175,000.00~~ $

Affiant

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 16th day of June, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of June, 2006.

Tech Wubneh

Alganesh Wubneh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Tech Wubneh and wife, Alganesh Wubneh with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of June, 2006.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 19, 2009

My Commission Expires: