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

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 $200,000.00

Emily Dunn
Affiant

Subscribed and sworn to before me, this 17th day of July, 2006.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

03-0607-33870

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cornerstone Investments, Inc. 718 Thompson Lane, #108 Nashville TN 37204	New Owner	118-01- 204.00

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, Daniel E. Frantz, married, 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. 112 on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel E. Frantz by deed from C. T. Canan d/b/a Phoenix Management, of record in Book 9508, Page 705, Register's Office for Davidson County, Tennessee.

Patricia Frantz, wife of Daniel E. Frantz, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 1010 Montrose Avenue, Nashville, TN 37204

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.

Davidson County DEEDWARR
Recvd: 07/21/06 15:31 2 pgs
Fees:13.00 Taxes:740.00
20060721-0088423

WITNESS my hand this 17th day of July, 2006.

Daniel E. Frantz

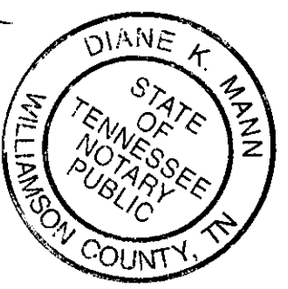
Patricia Frantz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel E. Frantz and Patricia Frantz, 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 17th day of July, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09