Box 56

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

State Of Tennessee,
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $95,500.00

Affiant

Subscribed and sworn to before me this 28th day of August, 2006.

Notary Public
My commission expires: 11/22/2008

DAVE ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/22/2008

Davidson County DEEDWARR
Recvd: 08/29/06 15:15 2 pgs
Fees:13.00 Taxes:353.35
20060829-0106869

Address of New Owner:	Send Tax Bills to:	Tax-Information
Steven N. Phillips 1119 Ardee Ave. Nashville, TN 37216	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, **Cornerstone Investments, Inc.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Steven N. Phillips**, married, hereinafter called the Grantee, his 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, 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 56-57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cornerstone Investments, Inc. by deed from Peggie A. Madison, unmarried and Jerry Duane Pewitt, unmarried, dated June 8, 2006, recorded June 14, 2006, of record in Instrument No. 20060614-0070665, Register's Office for Davidson County, Tennessee.

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 Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 25th day of August, 2006.

Cornerstone Investments, Inc.

By: _____
Lane Wallace
its President

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lane Wallace, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Cornerstone Investments, Inc., the within named bargainor, and that he is authorized by Cornerstone Investments, Inc. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 28 day of August, 2006.

Karen Colbert
~~Diane K. Mann~~
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY