Davidson County DEEDWARR
Recvd: 01/30/07 13:27 3 pgs
Fees:18.00 Taxes:1591.00
20070130-0012391

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Alessandro Rustioni	New Owner	Map/Parcel -
940 Gale Lane, #109		118010C0100CO
Nashville, TN 37204		07-01-12847 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, 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, **926 Kirkwood Joint Venture, a Tennessee Joint Venture Partnership** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Alessandro Rustioni,** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 2820, Kirkwood Avenue Townhomes, according to the Master Deed of record in Instrument No. 20060525-0061460 and amended in Instrument No. 20061003-0122144 and second amendment in Instrument No. 20061115-0141990, in the Register's Office of Davidson County, Tennessee, and more particularly described in Exhibit "B" of said Master Deed, in the Register's Office of Davidson County, Tennessee, to which Exhibit B reference is hereby made for a more particular description.

Being part of the same property conveyed to 926 Kirkwood Joint Venture by deed of record in Instrument No. 20060525-0061459, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known at 2820 Sherbourne Avenue, Nashville, Tennessee 37204.

This conveyance is subject to the following:

1. 2007 real property taxes which have been pro-rated, the payment of which is assumed by the Grantee.
2. Subject to all matters as shown on Plat of record in Plat Book 332, Page 76, and in Instrument No. 20061115-0141990, said Register's Office.
3. Master Deed of record in Instrument No. 20060525-0061460, said Register's Office. Said Master Deed was amended in Instrument No. 20061003-0122144, and in a Second Amendment in Instrument No. 20061115-014990, said Register's Office.
4. Sanitary Sewer/Storm Drainage of record in Book 5283, Page 835, said Register's Office.
5. By-laws of record in Instrument No. 20060525-0061460, said Register's Office
6. Charter of the Kirkwood Avenue Townhomes Owner's Association, Inc. of record in Instrument No. 2006025-006140, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known at 2820 Sherbourne Avenue, Nashville, Tennessee 37204.

12841

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of January, 2007

My Commission Expires: My Commission Expires 03/21/2009

Notary Public

Fran Y. Oroson State of Tennessee Notary Public Davidson County

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, his heirs and assigns, forever.

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

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of January, 2007.

926 KIRKWOOD JOINT VENTURE

BY: _____

Lane Wallace, President of Cornerstone Investments, LLC, Ventures

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **Lane Wallace,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Cornerstone Investments, Inc. a venturer in the 926 Kirkwood Joint Venture, a Tennessee Joint Venture, the within named bargainor, and that he as such President of Cornerstone Investments, Inc. a venturer in the 926 Kirkwood Joint Venture, a Tennessee Joint Venture, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of 926 Kirkwood Joint Venture, a Tennessee Joint Venture, by himself as President of Cornerstone Investments, Inc. a venturer in the 926 Kirkwood Joint Venture, a Tennessee Joint Venture.

Witness my hand, at office, this 22nd day of January, 2007.

Notary Public

My commission expires: MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY