WARRANTY DEED

BOX 50-E
RETURN TO
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$170,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 12 day of February, 20 07

Notary Public
My Commission expires: 1-26-08
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeff Estepp, LLC	SAME	103-04-0-059.00
5010 Nevada Avenue		
Nashville, Tn 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cornerstone Home Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeff Estepp, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 303, Block 17 on the plan of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 303 fronts 50 feet on the northerly side of Wyoming Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cornerstone Home Properties, LLC, by deed from Jared P. Valnes and wife, Donna Carol Valnes, on November 28, 2006, of record in Instrument Number 20061129-0147110, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office fpr Davidson County, Tennessee.

This is improved property known as: **4402 Wyoming Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 12 day of February, 2007

Cornerstone Home Properties, LLC

By Lane Wallace

Davidson County DEEDWARR
Recvd: 02/14/07 10:47 2 pg
Fees:13.00 Taxes:629.00
20070214-0018715

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of February, 2007, before me, appeared Lane Wallace to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Cornerstone Home Properties, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Lane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 8/16/11

