03

Realty Tax Box 484

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Cornerstone Investments, Inc.
718 Thompson Lane, Suite 108
Nashville, TN 37204

MORTGAGEE:
Civic Bank & Trust
P. O. Box 331287
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 01/03/08 09:18 2 pgs
Fees:13.00 Taxes:684.50
20080103-0000485

SEND TAX BILL TO:
Cornerstone Investments, Inc.
718 Thompson Lane, Ste 108
Nashville, TN 37204

MAP 104-11
GROUP
PARCEL 144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Frances Dickie Pippin, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Cornerstone Investments, Inc.**, hereinafter called the GRANTEE, its 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. 14 on the Plan of Bransford Realty Company's subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office, Davidson County, Tennessee.

Said Lot No. 14 fronts 60 feet on the south side of Fairfax Avenue, formerly Jones Avenue and runs back between parallel lines 185 feet to an alley.

Being the same property conveyed to Robert S. Day, Jr., and Frances D. Pippen, husband and wife, by deed from Garrett A. Fitzgerald and wife, Catherine A. Fitzgerald of record in Book 6113, page 501, Register's Office for Davidson County, Tennessee; further being divested out of Robert S. Day, Jr. And divested in Frances Dickie Pippin by Final Decree of Divorce dated March 21, 1985, of record in Book 6539, page 256, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **2513 Fairfax Avenue, Nashville, Tennessee 37212.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 the **28th** day of **December, 2007.**

Frances Dickie Pippin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frances Dickie Pippin**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of December, 2007.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of December, 2007.

NOTARY PUBLIC

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission Expires: 2/22/09