Davidson County DEEDWARR
Recvd: 01/31/08 11:33 2 pg
Fees:13.00 Taxes:2382.80
20080131-0009995

**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 $644,000.00**

Affiant

**Subscribed and sworn to before me this 29 day of January, 2008.**

Notary Public
**My commission expires:** 5/24/08

~~BOX 50~~ RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
[illegible]

**03-0801-35189**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax-Information** |
|---|---|---|
| Justin A. Mraz | | 104-15-0-084.00 |
| 2524 Sunset Place | | |
| Nashville TN 37212 | New owner | |

## 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 **Justin A. Mraz and wife, Bayh J. Mraz**, 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 the easterly 45 feet of the easterly 90 feet of Lot No. 35, on the Plan of Sunset Park, of record in Book 332, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 35 fronts 45 feet on the northerly side of Turner Avenue, formerly "B" Street, and runs back between parallel lines 160.5 feet to the southerly line of Lot No. 50.

TOGETHER WITH joint driveway agreement of record in Instrument No. 20061129-0147245, said Register's Office.

Being the same property conveyed to Cornerstone Investments, Inc., by quitclaim deed from Lane Wallace, dated 8-30-07, recorded 9-11-07, Instrument No. 20070911-0108799, 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 2524 Sunset Place, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees 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 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.

WITNESS my hand this 28th day of January, 2008.

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 28th day of January, 2008.

Karen Colbert

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

KAREN COLBERT
STATE OF TENNESSEE
NOTARY PUBLIC

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

Notary Seal appears but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds