WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$169,900.00**

Affiant

Subscribed and sworn to before me this 1st day of February, 2008

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/04/08 13:27 2 pgs
Fees:13.00 Taxes:628.63
20080204-0011465

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:
James Larkin	Regions Bank d/b/a Regions Mortgage	176-05-0-B-050.00CO
6040 Firelight Trail	2050 Parkway Office Circle	
Antioch, TN 37013	Birmingham, AL 35244	

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 Investments, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Larkin and Teresa Larkin, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 145 on the plan of Hickory Woods Estates, Section "C", of record in Book 6900, page 885 through 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cornerstone Investments, Inc., by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, on March 26, 2007, of record in Instrument Number 20070424-0048856, 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 6900, page 885-887, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7823, page 857; and Book 9616, page 470; and Book 9616, page 477; and Book 7857, page 94; and Book 7876,page 75; and Book 9678, page 187; and book 9764, page 44, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7857, page 87, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Book 6900,page 884, Register's Office for Davidson County, Tennessee.
- Rules & Regulations of record in Instrument Number 20010614-0062709 and Instrument Number 20011015-0111957, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7932, page 648; and Instrument Number 20010614-0062710; and Instrument Number 20031010-0150800, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6040 Firelight Trail, Antioch, TN 37013**

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 February 1, 2008.

Cornerstone Investments, Inc.

By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of February, 2008, 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 President of Cornerstone Investments, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (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:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY