03

Davidson County DEEDWARR
Recvd: 02/19/08 14:42 2 pgs
Fees:13.00 Taxes:277.50

20080219-0016122

Realty Title
48-A

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 $75,000.00

Affiant

Subscribed and sworn to before me, this 15th day of February, 2008.

Notary Public
My commission expires: 02/22/09

03-0802-35240

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cornerstone Investments, Inc. 718 Thompson Lane, #108 Nashville TN 37204	New Owner	83-02-0-071

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, Donald Ray Talley and wife, Patricia Elise Talley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cornerstone Investments, Inc., 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 Lot 13 on the Plan of Sharpe and Horn's Subdivision of Elwood Place, of record in Book 332, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald Ray Talley and wife, Patricia Elise Talley by deed from First American National Bank, dated 12-19-91, recorded 12-20-91, of record in Book 8512, Page 39, 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 1108 Chapel Avenue, Nashville, TN 37206

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. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our 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 15th day of February, 2008.

Donald Ray Talley

Patricia Elise Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald Ray Talley and Patricia Elise Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of February, 2008.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09