THIS INSTRUMENT PREPARED BY AND RETURN TO:
M.TODD JACKSON, ATTORNEY, TN BPR 23455
BROCK & SCOTT, PLLC
5431 OLEANDER DRIVE, SUITE 200
WILMINGTON, NC 28403

FILE NO.: 08-01432
Davidson County DEEDTRS
Recvd: 04/28/08 11:38 3 pg
Fees:18.00 Taxes:462.50
20080428-0042958

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Janet R. Burba and Paul R. Burba; wife and husband conveyed to FMLS, INC. as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated June 4, 2003, and recorded in the Office of the Register of Deeds of Davidson County, Tennessee, in Instrument/Book No. 20030619-0085302 and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **E*Trade Bank**; and

WHEREAS, E*Trade Bank, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20080227-0019249, in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, at the time and place mentioned in referenced advertisement, Susan Harville, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Cornerstone Investments, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $89,619.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by Cornerstone Investments, Inc. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Cornerstone Investments, Inc., its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

BEING THE NORTHERLY PART OF LOTS NOS. 10 AND 11 ON THE MAP OF COUNTRY CLUB ESTATES OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY MARGIN OF RIVERWOOD DRIVE, ALSO KNOWN AS WILLIAMS FERRY ROAD, AT THE CORNER OF LOTS NOS 11 AND 12; THENCE WITH THE LINE BETWEEN LOTS NOS. 10 AND 12, WESTWARDLY 179.0 FEET TO THE COMMON CORNER OF LOTS NOS. 6,7,10 AND 12; THENCE WITH THE LINE BETWEEN LOTS NOS. 7 AND 10, SOUTHWARDLY 23.5 FEET; THENCE SOUTHEASTWARDLY 126.5 FEET TO THE NORTHWESTWARDLY MARGIN OF RIVERWOOD DRIVE; THENCE WITH SAID ROAD, NORTHEASTWARDLY 127.0 FEET TO THE POINT OF BEGINNING.

Property commonly known as 2011 Riverwood Drive, Nashville, TN 37216.

The last recorded Warranty Deed was filed of record at Instrument/Book No. 9223, Page 141 in the Office of the Register of Deeds of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Cornerstone Investments, Inc., its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further or otherwise.

FILE NO.: 08-01432

IN TESTIMONY WHEREOF, Attorney M. Todd Jackson of Substitute Trustee, has hereunto set his hand, this 22 day of April, 2008.

Brock & Scott, PLLC

By: _____

M. TODD JACKSON, Attorney
TN BPR 23455
Brock & Scott, PLLC
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public in the State and County aforementioned personally appeared M. Todd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of Brock & Scott, the within named bargainor a PLLC, and that such person as such

Manager executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Manager.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 29, 2011

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $89,619.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 22 day of April, 2008.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 29, 2011

Brock & Scott File No.: 08-01432
Property Address: 2011 Riverwood Drive, Nashville, TN 37216
Tax Parcel I.D. No.: 073.01-0-049.00
Property Owner and Tax Notices:
Cornerstone Investments, Inc.
718 Thompson Lane Ste 108
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$125,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF Apr 2008
Deputy Register