[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Adrian K. Lamballe	New Owner	Map/Parcel -
1017 Caruthers Avenue		118010H00400CO
Nashville, TN 37204		13214 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Cornerstone Investments, Inc, a Tennessee Corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Adrian K. Lamballe, a married man** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D #1017, THE CORNERSTONE AT CARUTHERS, as established under Master Deed of record in Instrument 20070521-0060485, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Warranty Deed from Paul A. Evans and wife, Willia C. Evans to Cornerstone Investments, Inc. As recorded on the 18th day of July, 2006 in Instrument No. 20060718-0086733 and part of Warranty Deed from Stephanie Y. Buckingham, Angela R. Dickerson, Cheryl D. Sales, Saundra G. Steele Currey, and Veda L. Caruthers to Paul A. Evans and wife, Willia C. Evans as recorded on the 29th day of November, 1995 in Book 9871, Page 490, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTROSE PLACE, as recorded in Plat Book 57, Page(s) 93, said Register's office.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CORNERSTONE AT CARUTHERS Condominium of record in Instrument No. 20070521-0060485 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, said Register's Office.

This is improved property commonly known as: 1017 Caruthers Avenue, Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 05/09/08 09:23 2 pg
Fees:13.00 Taxes:1457.80
20080509-0048047

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $394,000.00

Affiant

Subscribed and sworn to before me this 6th day of May, 2008.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 18, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of May, 2008.

Cornerstone Investments

By: _____

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lane Wallace with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Cornerstone Investments, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of May, 2008.

_____

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES.
September 19, 2009