WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 10:05 2 pg
Fees:13.00 Taxes:1017.50

20080805-0080504

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$275,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of July, 2008

Notary Public
My Commission expires: 3-21-09
(Affix Seal)

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:
Rachel Marie Ditter	USAA Federal Savings Bank 1550 American Blvd.	180-04-0-B-063.00CO
3087 Brookview Forest Drive	Bloomington MN 55425	
Nashville, TN 37211	,	

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 **Rachel Marie Ditter, unmarried, and Todd Russell Christian, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 48 on the plan of Brookview Forest, Phase II, of record in Instrument Number 20040629-0076755, 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 I. Dyke Tatum, Substitute Trustee, on March 13, 2008, of record in Instrument Number 20080317-0026507, 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 Instrument Number 20040629-0076755, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20030829-0125803 and 20050505-0050962, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20030918-0138293, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20050707-0078557, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3087 Brookview Forest Drive, Nashville, TN 37211**

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 July 31, 2008.

Cornerstone Investments, Inc.

By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of July, 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