PLEASE RETURN TO
GRISSIM TITLE
2309 CREST MOOR
NASHVILLE TN 37215

Davidson County DEEDWARR
Recvd: 08/27/08 10:49 2 pg
Fees:13.00 Taxes:2099.75

20080827-0087941

WARRANTY DEED

P-08-5722

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,500.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Pfeiffer	Cornerstone Lending (NAME)	
5722 Old Hickory Blvd. (ADDRESS)	1177 West Loop South (ADDRESS)	047-00-0-160.00
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Ste 200 Houston TX 77027 (CITY) (STATE) (ZIP)	047-00-0-100.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NANCY PALMORE, A SINGLE WOMAN , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN PFEIFFER, A SINGLE MAN , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of the properties conveyed in Deed Book 3221, Page 209, Deed Book 3429, Page 403, and Deed Book 4100, Page 858, Register's Office for said County, according to a survey by John Kohl, P.C. dated October 8, 1996 and more particularly described as follows:

Beginning in the south right of way of Old Hickory Boulevard at the northwest corner of the George McGrew property as recorded in Deed Book 7023, Page 552, R.O.D.C.; thence leaving said south right of way and along the line of McGrew S 8° 52' 57" E, 448.73 feet; thence S 4° 54' 20" W, 467.50 feet; thence S 88° 32' 31" E, 74.08 feet; thence leaving said McGrew S 5° 00' W, 130.29 feet; thence S 89° 07' 03" W, 477.64 feet; thence S 5° 30' W, 274.24 feet; thence N 76° 24' 34" W, 668.80 feet to the southeasterly right of way of Old Hickory Boulevard; thence with said right of way, along a curve to the right having a radius of 925.03 feet, a distance of 202.59 feet; thence N 8° 35' 51" E, 228.88 feet; thence along a curve to the right, having a radius of 860.70 feet, a distance of 103.00 feet; thence S 74° 32' 44" E, 10.00 feet; thence along a curve to the right, having a radius of 850.70 feet, a distance of 1100.36 feet; thence N 89° 33' 55" E, 97.90 feet; thence N 00° 26' 05" W, 10.00 feet; thence N 89° 33' 55" E, 28.40 feet; thence along a curve to the left, having a radius of 507.50 feet, a distance of 48.81 feet to the point of beginning and containing 25 acres more or less.

Being the same property conveyed to Thomas Palmore and wife, Nancy Palmore, by Warranty Deed from Buford A. Winfrey, Executor of the Estate of Buford Ellis Winfrey, of record in Book 10276, Page 105, Register's Office for Davidson County, Tennessee, dated November 7, 1996. The said Thomas Palmore having since deceased April 2003.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Attorney-in-fact executes this intrument as Attorney-in-Fact on behalf of (grantor or POA), pursuant to the Power of Attorney recorded in Book _____ Page _____ or Instrument NO. 20080806-0081223, Register's Office for Davidson County, TN

unimproved ( )
This is improved (X) property, known as 5722 Old Hickory Blvd., Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 26th day of August, 2008.

Nancy Palmore by Richard L. Colbert Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 26th day of August, 200_, before me personally appeared Robert L. Colbert to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nancy Palmore, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 26th day of August, 2008.

Notary Public

My Commission Expires: 2/4/09

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800