Realty Title Box 48A

Davidson County DEEDWARR
Recvd: 10/14/08 14:37 5 pgs
Fees:28.00 Taxes:647.50
20081014-0103522

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 $175,000.00

Affiant

Subscribed and sworn to before me, this ___ day of October, 2008.

Notary Public
My commission expires: 02/22/09

STATE OF TENNESSEE NOTARY PUBLIC KAREN COLBERT DAVIDSON COUNTY

03-0809-35621

Address of New Owner:	Send Tax Bills to:	Tax Information
Cornerstone Investments, Inc. 718 Thompson Lane, #108 Nashville, TN 37204	NEW OWNER	118-01-0-226

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, Samuel Burke, unmarried, and Sheila Y. Wallace, Court Appointed Conservator for Carl Leonard Wallace, II and Sheila Y. Wallace, Court Appointed Conservator for Samuel Lebron Hale Wallace, 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 No. 30, on the Plan of Noel's Idlewood Addition to Nashville, of record in Book 161, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Willie J. Woodruff and wife, Lucy Woodruff, by deed from Dave Berry and wife, Grace Berry, dated 10-8-70, recorded 10-16-70, of record in Book 4452, Page 884, Register's Office for Davidson County, Tennessee. Lucy Woodruff died leaving Willie J. Woodruff as surviving tenant by the entirety. Willie J. Woodruff, unmarried, conveyed subject property to Willie J. Woodruff, unmarried, Samuel Burke, unmarried and Sheila Y. Wallace, by quitclaim deed dated 3-16-00, recorded 3-27-00, of record in Instrument No. 20000327-0030645, said Register's Office. Willie J. Woodruff died intestate on or about 3-26-06, leaving his interest in subject property to his only surviving step-child, Samuel Burke. (Richard Burke, the only other stepchild of Willie J. Woodruff died on or about 11-2-80.) Sheila Y. Wallace conveyed her interest in subject property to Samuel Burke, Carl Wallace and Samuel Hale-Wallace, by quitclaim deed dated 7-25-06, recorded 8-1-06, of record in Instrument No. 20060801-0093562, said Register's Office. See Affidavit of Heirship of record in Instrument No. 20060801-0093561, said Register's Office. By Agreed Order, Chancery Court for Davidson County, Tennessee, Docket No. 08-2224-IV, Attached as Exhibit "A" to this deed, Sheila Y. Wallace was appointed Conservator for Carl Leonard Wallace, II, a minor child, and Samuel Lebron Hale-Wallace, a minor child, for the purposes of conveying property located at 1005 Halcyon Avenue, Nashville, TN 37204. Carl Wallace being one and the same as Carl Leonard Wallace, II. Samuel Hale-Wallace being one and the same as Samuel Lebron Hale-Wallace.

Sheila Y. Wallace hereby joins in the execution of this instrument to convey any individual interest she may have in subject property.

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 1005 Halcyon Avenue, Nashville, TN 37204

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 9th day of October, 2008.

Samuel Burke

Samuel Burke

Sheila Y. Wallace, Court Appointed
Conservator for Carl Leonard Wallace, II

Sheila Y. Wallace, Court Appointed
Conservator for Samuel Lebron Hale-Wallace

Sheila Y. Wallace, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel Burke, Sheila Y. Wallace, Court Appointed Conservator for Carl Leonard Wallace, II and Samuel Lebron Hale-Wallace, and Sheila Y. Wallace, Individually, 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 and in the capacity thereof.

Witness my hand in Nashville, TN, this 9th day of October, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

EXHIBIT "A"

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

SHEILA Y. WALLACE
Mother and Next Friend of

CARL LEONARD WALLACE, II
a minor child

and

SAMUEL LEBRON HALE-WALLACE
a minor child.

and

SAMUEL BURKE

vs.

EX PARTE.

COPY

NO. 08-2224-IV

FILED
2008 OCT -8 AM 9:58
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

AGREED ORDER

In this cause, it appears to the satisfaction of the Court, as evidenced by the signatures of the respective parties hereto, that the following things and matters are agreed to:

That the real property known as 1005 Halcyon Avenue, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Noel's Idlewood Addition to Nashville, as of record in Book 161, page 120, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 30 fronts 50 feet on the southern side of Halcyon Avenue, and runs back between parallel lines 150 feet to an alley,

shall be sold to Cornerstone Investments, for a consideration of $175,000.

That Sheila Y. Wallace, mother of Carl Leonard Wallace, II, and Samuel LeBron Hale-Wallace is authorized by the Court to execute the names of said

minor children to such deed of conveyance and is further authorized to sign any other documentation to affect the conveyance of said property.

That two-thirds of the proceeds from said sale be held in an interest-bearing escrow account for the benefit of the two minor children in purchasing another dwelling at 394 Hancock Street, Gary, Indiana, or other suitable housing, if such becomes necessary.

That one-third of the proceeds from the sale of the property at 1005 Halcyon Avenue, Nashville, Tennessee by dispersed to Samuel Burke, individually.

The costs of this cause are adjudged to the Petitioners, for which execution may issue, if necessary.

All of which is accordingly so ORDERED, ADJUDGED and DECREED by the Court.

Enter this the 8th day of October, 2008.

Russell J. Perkins
CHANCELLOR

Shelia Y. Wallace
SHELIA Y. WALLACE

Samuel Burke
SAMUEL BURKE

This matter was heard in open Court and is approved, RTP in part, ~~[illegible]~~ on the representation that Carl Leonard Wallace, II and his father, Carl Leonard Wallace, I, do not object to this arrangement. This representation was made by Leila Y. Wallace.

Russell J. Perkins

APPROVED FOR ENTRY:

ROBERT F. SPANN, No. 2531
Attorney-at-Law
Suite 400, 214 Second Avenue, North
Nashville, TN 37201
(615) 248-2300

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 8th DAY OF October 2008
CRISTI SCOTT, CLERK & MASTER
BY _____
DEPUTY