WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/08 12:16 2 pgs
Fees:13.00 Taxes:462.50
20081021-0105543

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $125,000.00

Affiant

Subscribed and sworn to before me this 21 day of Oct., 2008

Notary Public
My Commission expires: 4.15.12
(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:
Cornerstone Investments, Inc.	SAME	083-06-0-305.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

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, **Martin Lee Stafford and wife, Donna Frances Stafford; and Mayford Stafford and wife, Helen M. Stafford,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cornerstone Investments, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map showing Olivia W. Sharpe's Second Addition to Nashville, as of record in Book 421, page 176, said Register's Office, described as follows:

Beginning on the southerly margin of Eastland Avenue at the northwest corner of the property conveyed to Aaron B. Brown, Sr. and wife, by deed from Carl Cunningham and wife, as of record in Book 1371, page 311; thence with said Eastland Avenue westwardly 93.5 feet more or less to the northeast corner of the property conveyed to P.S. Timmons and wife, by R.K. Patton and wife, as of record in Book 1199, page 337; thence with Timmons easterly line southwardly 199 feet more or less to the northerly margin of an alley; thence with said alley, eastwardly 93.5 feet more or less to said Aaron Brown's southwest corner; thence with said Brown's westerly line, northwardly 202.5 feet more or less to the beginning.

Being the same property conveyed to Mayford L. Stafford and Martin L. Stafford, by deed from Jack F. Kemp, Secretary of Housing and Urban Development, on May 25, 1990, of record in Book 8118, page 983, Register's Office for Davidson County, Tennessee. And further conveyed to Martin L. Stafford by Quitclaim Deed from Mayford L. Stafford of record in Book 8210, page 516, said Register's Office. And further conveyed to Martin Lee Stafford and wife, Donna Frances Stafford; and Mayford Stafford and wife, Helen M. Stafford by Quitclaim Deed of record Book 8307, page 471, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2009 in the estimated amount of $3,187.33 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-06-0-305.00.
- Subject to all matters as shown on the Plan of record in Book 421, page 176, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1508 Eastland Avenue, Nashville, TN 37206**

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 October 21, 2008.

Helen Stafford

Mayford Stafford

Martin L. Stafford

Donna F. Stafford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martin Lee Stafford and wife, Donna Frances Stafford; and Mayford Stafford and wife, Helen M. Stafford,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 21, 2008

My commission expires 5/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY