Davidson County DEEDWARR
Recvd: 01/06/09 14:45 2 pgs
Fees:13.00 Taxes:852.85
20090106-0001370

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 $230,500.00

Carmen Coats
Affiant

Subscribed and sworn to before me this 5TH day of JANUARY, 2009

J. Brandon Miller
Notary Public
My commission expires: NOVEMBER 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-0812-35727

Address of New Owner:	Send Tax Bills to:	Tax-Information
Shelley R. Young	Countrywide Bank, FSB	62-13-0-036
2113 McGavock Pike	6515 Poplar Avenue, #109	
Nashville TN 37216	Memphis, TN 38119	

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, **Cornerstone Investments, Inc., a Tennessee Corporation,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Shelley R. Young and Ryan P. Young, wife and husband**, 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. 4 and part of Lot No. 6 of Block "B" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County, described together according to a survey made by Ralph W.C. Lambert, Surveyor, March 20, 1952, as follows:

Beginning on the westerly margin of McGavock Avenue, at the corner of Lots Nos. 4 and 5; thence with the line between said two lots northwestwardly 165 feet to an iron pin, a corner of the property conveyed to William A. Green and wife, by deed from PM. Howse, Sr., and wife, of record in Book 1085, Page 322, said Register's Office; thence with the line of said Green Property southwestwardly 71 feet to a point 32 feet northeast of the northeasterly line of Lot No. 18; thence southeastwardly 236 feet to the westerly margin of McGavock Avenue; thence with said Avenue, northwardly 100 feet to the beginning.

Being the same property conveyed to Cornerstone Investments, Inc. by deed from Connie Hurt, Devisee under The Last Will & Testament of Delia Doris Neighbors, deceased and Connie Hurt Executrix of The Last Will and Testament of Delia Doris Neighbors, deceased, dated November 12, 2007, recorded December 3, 2007, of record in Instrument No. 20071203-0139993, Register's Office for Davidson County, Tennessee.

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 2113 McGavock Pike, Nashville, TN 37216

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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 5th day of January, 2009.

Cornerstone Investments, Inc.
A Tennessee Corporation

By: _____
Lane Wallace
its President

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lane Wallace, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Cornerstone Investments, Inc., a Tennessee Corporation the within named bargainor, and that he is authorized by Cornerstone Investments, Inc., a Tennessee Corporation to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 5th day of January, 2009.

_____
Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

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