WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/09 09:11 2 pgs
Fees:13.00 Taxes:259.00
20090123-0005791

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $70,000.00.

Affiant

Subscribed and sworn to before me this 14th day of January, 2008.

Notary Public
My Commission expires: 8/23/2011
(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 Renatls, LLC	SAME	072-09-0-390.00
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, **Dennis Foster Howerton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cornerstone Rentals, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 75 on the plan of Eskridge Subdivision of part of the W.B. Franklin Property, of record in Book 547, page 52, 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 Dennis Foster Howerton, by deed from Robert Wynne, Executor, Robert Wynne, Individual, Juanita Needham, Allen Wynne, Ruth Brockett and Mildred Spain, the only surviving heirs-at-law of Edna Wynne, on December 31, 1981, of record in Book 5839, page 596, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person, and that the subject property is not subject to any marital rights therein.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 52, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4193, page 435, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1028 Fairwin Avenue, Nashville, TN 37216**

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 January 14, 2009.

Dennis F. Howerton
Dennis F. Howerton

Brenda K Howerton
Brenda K. Howerton.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dennis Foster Howerton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 14, 2009

My commission expires: 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of January, 2009, before me, the undersigned, personally appeared Drenda K. Howerton, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY