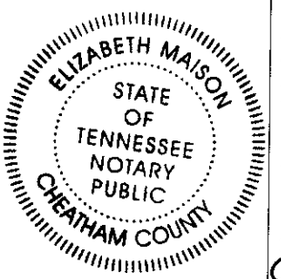
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/09 14:05 2 pgs
Fees:13.00 Taxes:362.60
20090130-0008232



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: **$98,000.00.**

Affiant

Subscribed and sworn to before me this 23 day of Jan, 2009

Elizabeth Maison
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	061-07-0-098.00
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, **Carla Ann Townsley**, 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:

Being Lot No. 11 of Block "F" on the plan of Broadmoor, of record in Book 547, page 161 and 162, Register's Office for Davidson County, Tennessee, and the westerly 20 feet of Redwood Street lying adjacent to Lot No. 12 of Block "F" in said subdivision, as shown on said plan.

Said Lot No. 11 and the westerly 20 feet of Redwood Street adjoin and front 80 feet on the south side of Woodrull Drive and runs back between parallel lines, along the west margin of Redwood Street, 150 feet to a deal line.

Being the same property conveyed to Billy D. Stanfill and wife Elaine Q. Stanfill by deed from Harriette Spillers Comer Killeen and husband James F. Killeen of record in Book 3819, page 270, Register's Office for Davidson County, Tennessee. The said Elaine W. Stanfill having died leaving property to Billy D. Stanfill by right of survivorship. And further conveyed to Carla Ann Townsley, by deed from the Estate of Billy D. Stanfill, on November 21, 2008, of record in Instrument Number 20090106-0001090, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 161 and 162, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage recorded in Book 4139, page 92, Register's Office for Davidson County, Tennessee.

This is improved property known as: **810 Broadmoor Drive, 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 23, 2009.

Carla Ann Townsley
Carla Ann Townsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this January 23, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY