WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $88,000.00.

Affiant

Subscribed and sworn to before me this 20 day of February, 2009.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
William L. Baugher	SAME	146-04-0-034.00
P.O. Box 943		
Brentwood, Tn 37027		

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, **Cornerstone Investments, Inc.*** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William L. Baugher**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Cornerstone Investments and Cornerstone Investments, Inc. being one and the same entity.

Being Lot No. 704 on the plan of Section Ten, Caldwell Hall, of record in Book 3106, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot 704 fronts 84 feet on the south side of Harding Place, and extends back 152.3 feet on the west line and 149.86 feet on the east line, to a dead line in the rear on which it measures 92.4 feet.

***INCLUDED BUT EXPRESSLY EXCLUDED* from the above legal description is the conveyance to the State of Tennessee of record in Book 10399, page 618, said Register's Office.**

Being the same property conveyed to Cornerstone Investments, by deed from Patrick A. Taggart, Substitute Trustee, on February 12, 2009, of record in Instrument Number 20090218-0013645, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3106, page 79, Register's Office Davidson County, Tennessee.

This is improved property known as: **715 Harding Place, Nashville, TN 37211**

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 February 20, 2009.

Cornerstone Investments, Inc.

By Lane Wallace, President

Davidson County DEEDWARR
Recvd: 02/23/09 08:55 2 pgs
Fees:13.00 Taxes:325.60
20090223-0015320

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of February, 2009, before me, appeared Lane Wallace to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Cornerstone Investments, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY