WARRANTY DEED

Commission Expires 05-10-12

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me this 10th DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAZ SERMSAI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 10, 2012

R-MFR-09-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cornerstone Investments, Inc.	Same	
718 Thompson Lane, Suite 108 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-9-222.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARY FRANCES RUDY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CORNERSTONE INVESTMENTS, INC., hereinafter called the Grantee(s), their heirs and assigns, that 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 ON THE PLAN OF A.B. HILL'S SUBDIVISION OF PLANT LANDS, OF RECORD IN BOOK 332, PAGE 65, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 4 FRONTS 51 FEET ON THE EASTERLY SIDE OF 12TH AVENUE SOUTH, FORMERLY KAYNE AVENUE, AND RUNS BACK 150 FEET ON THE NORTHERLY LINE AND 154 FEET ON THE SOUTHERLY LINE, WITH THE NORTHERLY MARGIN OF THORNTON AVENUE, TO AN ALLEY ON WHICH MEASURES 54.5 FEET. INCLUDED IN THIS CONVEYANCE, BUT EXCLUDED FROM THIS DESCRIPTION IS THE PROPERTY CONVEYED TO THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY AS DESCRIBED IN THE DEED OF RECORD IN BOOK 4824, PAGE 549, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARY FRANCES RUDY UNMARRIED BY WARRANTY DEED FROM HOMER G. JOHNSON, RECORDED ON THE 3RD DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080103-0000606, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 65; AND BOOK 4824, PAGE 549; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2016 12th Avenue South, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
T20090017396 DEEDWARR
Recvd: 03/16/09 12:42 2 pgs
Fees:13.00 Taxes:536.50

20090316-0023305

Witness my/our hand(s) this 10th day of March, 2009.

Mary Frances Rudy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Frances Rudy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of March, 2009.

Notary Public

My Commission Expires: 05-10-12

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903