03

Realty Title
48-A

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 $76,500.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 23rd day of March, 2009.

Diane K Mann
Notary Public
My commission expires: 02/11/13

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

03-0903-35850

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cornerstone Investments, Inc. 718 Thompson Lane, #108 Nashville TN 37204	New Owner	117-15-0-A 075.00CO

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, Nancy Chapman McGugin and husband, Leonard Fite McGugin, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cornerstone Investments, Inc., 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 Unit No. B-207 on the Plan of Green Hills Terrace Condominium, of record in Book 5200, Page 64, and as shown on the Master Deed of record in Book 5304, Page 702, and Book 7841, Page 557, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy Chapman Hayes be deed from Ethel N. McMillen, unmarried, dated February 15, 1990, recorded February 16, 1990, of record in Book 8047, Page 30, Register's Office for Davidson County, Tennessee. Being further conveyed to Nancy Chapman McGugin and husband, Leonard Fite McGugin, Jr. by Quitclaim Deed from Nancy Chapman McGugin (formerly Nancy Chapman Hayes) dated May 19, 2008, recorded May 27, 2008, of record in Instrument No. 20080527-0053844, 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 1900 Richard Jones Road, Unit B-207, Nashville, TN 37215

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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.

BILL GARRETT, Davidson County
Trans:T20090020033 DEEDWARR
Recvd: 03/26/09 13:31 2 pgs
Fees:13.00 Taxes:283.05
20090326-0027358

WITNESS my hand this 23rd day of March, 2009.

Nancy Chapman McGugin

Leonard Fite McGugin, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy Chapman McGugin and Leonard Fite McGugin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of March, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

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