WARRANTY DEED

R-VRE-09-510

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $754,500.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-24-10
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Avenue 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.	Cornerstone Investments, Inc.	
718 Thompson Lane, Suite 108 (ADDRESS)	718 Thompson Lane, Suite 108 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	93-4-61.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE WILLIAM PATTON, JR. FOUNDATION, 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 2, MAP OF G. N. TILLMAN'S SUBDIVISION OF LOT NOS. 256, 257, 258 AND 259 IN WILLIAMS 2ND ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 138, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WILLIAM PATTON, JR. TO THE WILLIAM PATTON, JR. FOUNDATION AS RECORDED ON THE 13TH DAY OF MAY, 2002 IN INSTRUMENT NO. 20020513-0058198 AND SPECIAL WARRANTY DEED FROM BANKER'S TRUST COMPANY OF CALIFORNIA, N.A., AS CUSTODIAN OR TRUSTEE TO WILLIAM PATTON, JR. AS RECORDED ON THE 13TH DAY OF MAY, 2002 IN INSTRUMENT NO. 20020513-0058199, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 510 South 9th Street, Nashville, Tennessee 37206
(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
Trans:T20090023999 DEEDWARR
Recvd: 04/13/09 10:12 2 pgs
Fees:13.00 Taxes:571.65
20090413-0032783

Witness my/our hand(s) this 9th day of April, 2009.

The William Patton, Jr. Foundation

BY: _____
William Patton, Jr., Director

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of April, 2009, before me personally appeared William Patton, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Director of The William Patton, Jr. Foundation, the within named bargainor, a corporation, and that he/she as such Director executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of April, 2009.

_____
Notary Public
My Commission Expires: 7-24-10

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

