WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$260,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of April, 2009.

Notary Public

My Commission expires: 6/29/2010
(Affix Seal)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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:
Dale A. Smith	Primary Residential Mtg.	155-02-0-A-039.00CO
108 Montcastle Court	4750 W. Wiley Post Way, #200	
Nashville, TN 37221	Salt Lake City, UT 84116	

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 **Dale A. Smith**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 39 on the plan of Montcastle Estates, of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 39 fronts 80.00 feet on the northwesterly margin of Montcastle Court and extends back 123.36 feet on the northeasterly line and 151.79 feet on the southwesterly line to a dead line in the rear, measuring 116.49 feet thereon.

Being the same property conveyed to Cornerstone Investments, Inc., by deed from J. Phillip Jones, Substitute Trustee, on January 29, 2009, of record in Instrument Number 20090130-0008346, 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 6900, pages 326 and 327, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7170, page 926, and amended in Book 7260, page 295, Register's Office for Davidson County, Tennessee.
- All matters of record in Book 6200, page 623, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7421, page 27, Register's Office for Davidson County, Tennessee.

This is improved property known as: **108 Montcastle Court, Nashville, TN 37221**

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 April 13, 2009.

Cornerstone Investments, Inc.

By Lane Wallace

BILL GARRETT, Davidson County
Trans:T20090025472 DEEDWARR
Recvd: 04/17/09 10:55 2 pgs
Fees:13.00 Taxes:962.00
20090417-0035023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of April, 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 Chairman 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

