PROPERTY TAX INFORMATION:

OWNER: Cornerstone Investments, Inc.
718 Thompson Lane, Suite 108
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

SEND TAX BILLS TO: Same

Map/Group & Parcel: 14712000600

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed by O.W. Cooper Resulting Trust, Wendell Cooper Individually and as Trustee, to Jack Gritton, Trustee, recorded in Instrument Number: 20070326-0035597, Davidson County, Tennessee, embracing the real estate hereinafter described, the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid; and

WHEREAS, the undersigned being directed so to do by the holder of said debt, advertised said property for sale for a period of twenty one (21) days by publication duly and regularly made in a newspaper in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms set forth in said advertisement, that is at 10:00 a.m. on the 1st day of May, 2009, at the South Main Door Entrance at the Davidson County Courthouse, Davidson County, Tennessee to offer the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption and whereupon Cornerstone Investments, Inc., became the highest, best and last bidder thereon at the bid and sum of FIFTY EIGHT THOUSAND and No/100($58,000.00) and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum of FIFTY EIGHT THOUSAND and No/100($58,000.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **JACK GRITTON, TRUSTEE**, has bargained and sold and does hereby transfer and convey to **Cornerstone Investments, Inc.** its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Beverly Heights, Section No. 1, as of record in Book 2331, page 26, Register's Office for said County.

Said Lot No. 1 fronts 102 feet on the northerly side of Haywood Lane, as measured along a slight curve and runs back between lines 465.7 feet on the easterly line and 309.9 feet on the westerly line to a deed line in the rear on which it measures 159.4 feet.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED IS AN EASEMENT OF RECORD IN BOOK 3405, PAGE 313 AND CORRECED IN BOOK 3434, PAGE 636, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090029369 DEEDTRS
Recvd: 05/04/09 15:10 3 pgs
Fees:18.00 Taxes:214.60
20090504-0040645

Being the same property conveyed to O.W. Cooper, Jr. and wife, Helen B. Cooper by Deed from Roy W. Clark, Jr. dated March 29, 1961 and filed for record in Book 3217, page 180, Register's Office for Davidson County, Tennessee. The said O.W. Cooper, Jr. and Helen B. Cooper having since died leaving Patricia S. Carden as Trustee of the testamentary trust according to the Last Will and Testament of O.W. Cooper of record in the Williamson County Clerk and Master. The said Patricia S. Carden having been release from her Trustee duties by Judgment and Order leaving Wendell Cooper appointed as Trustee of the O.W. Cooper Resulting Trust under Court Order entered June 12, 2006 in the Chancery Court of Williamson County, Tennessee.

This is improved property known as 390 Haywood Lane, Nashville, Tennessee 37211 but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but the undersigned conveys as Trustee only and is not bound personally upon any of the covenants or warranties. **This Deed is specify subject to a first priority mortgage in favor of Equity Mortgage Funding Inc., of Tennessee dated March 23, 2007 of records in Instrument No. 20070326-0035597 in the Register's Office for Davidson County, Tennessee.**

Said sale was made for the purpose of satisfying said indebtedness, and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed ~~this the 4~~ day of May, 2009.

Jack Gritton, Trustee

STATE OF TENNESSEE)
Ss.
COUNTY OF RUTHERFORD)

On this the 4th day of May, 2009, before me personally appeared Jack Gritton, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing Trustee's acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro on the 4th day of May, 2009.

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires: 2-16-

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $58,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this 4th day of May, 2009.

NOTARY PUBLIC
My Commission Expires: 7/16/12

