WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090029819 DEEDWARR
Recvd: 05/05/09 14:49 2 pgs
Fees:13.00 Taxes:564.25
20090505-0041235

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$153,206.86~~ $152,500.00

Affiant

Subscribed and sworn to before me this 30 day of April, 2009

Notary Public
My Commission expires: 07/25/09
(Affix Seal)

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

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:
Billy B. Tatom and Irena Tepavcevic	New Owner	105-05-0-409.00
1008 Wade Avenue		
Nashville, TN 37203	,	

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 **Billy B. Tatom and Irena Tepavcevic**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being known as Parcel 409, Map 105-5, Davidson County property maps and being further described according to a copy of a survey thereof by Donald T. Poole, Surveyor, October 28, 1982, as follows: Commencing at the northwesterly right-of-way intersection of Wade Avenue and Tenth Avenue South, thence with the northerly right-of-way of Wade Avenue, westerly 201.75 feet to an iron pin being the point of beginning, thence with the northerly right-of-way of Wade Avenue, westerly, 40.0 feet to the corner of a rock wall and the back of the sidewalk, thence, leaving the northerly right-of-way of Wade Avenue and running northerly and parallel to the right-of-way of Tenth Avenue South, 150.00 feet to a nail in an alley, thence, with the southerly margin of said alley easterly and parallel to the right-of-way of Tenth Avenue South 50.00 feet to the point of beginning.

Being the same property conveyed to Eric Sox by Trustee's Deed from Aaron Squyres, as Successor Trustee and Matthew Smith, as Co-Trustee on October 23, 2008 of record in Instrument Number 20081113-0112354, Register's Office for Davidson County, Tennessee. And further conveyed to Cornerstone Investments, Inc. by Quitclaim Deed from Erik Sox of record in Instrument Number 20081113-0112355, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1008 Wade Avenue, Nashville, TN 37203**

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 30th day of April, 2009.

Cornerstone Investments, Inc.

By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th 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 President 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

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY