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 $105,000.00

Affiant

Subscribed and sworn to before me, this 7th day of May, 2009.

Notary Public
My commission expires: 02/11/13

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

03-0904-35936

Address of New Owner:	Send Tax Bills to:	Tax Information
Cornerstone Rentals, LLC 718 Thompson Lane, #108 Nashville, TN 37204	New Owner	83-15-0-144

SPECIAL 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, Debra B. West and James Ronald Bradford, devisees under the Last Will and Testament of James Ruel Bradford, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cornerstone Rentals, LLC, 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 Lot No. 163 on the Plan of Fortland Park, Section I, of record in Book 2663, Page 61, amended by Certificate of Correction in Book 2799, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Bradford and wife, Ruby M. Bradford, by deed from Castleman Construction Company, a Tennessee Corporation, dated June 15, 1959, recorded June 17, 1959, of record in Book 2921, Page 180, Register's Office for Davidson County, Tennessee. Ruby M. Bradford having since died. James R. Bradford aka James Ruel Bradford subsequently died testate and by Last Will and Testament of James Ruel Bradford, devised subject property to Debra B. West and James Ronald Bradford.

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 2820 Hody Drive, Nashville, TN 37206

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 claiming by or through the said Grantors.

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:T20090033948 DEEDWARR
Recvd: 05/22/09 10:03 3 pgs
Fees:18.00 Taxes:388.50
20090522-0047246

WITNESS my hand this 7th day of May, 2009.

Debra B. West

Debra B. West
Devisee under The Last Will and
Testament of James R. Bradford

James Ronald Bradford
Devisee under the Last Will and Testament
of James R. Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra B. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 7th day of May, 2009.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/11/13

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Ronald Bradford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in _____, ___, this _____ day of May, 2009.

Notary Public

My Commission expires

WITNESS my hand this ____ day of May, 2009.

Debra B. West
Devisee under The Last Will and Testament of James R. Bradford

James Ronald Bradford
Devisee under the Last Will and Testament of James R. Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra B. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this _____ day of May, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

STATE OF INDIANA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Ronald Bradford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Jeffersonville, IN, this 04 day of May, 2009.

Notary Public

My Commission expires
09/17/2016

Gerald L. Bott
Resident Of
Floyd County
My Commission Expires:
9/17/2016

GERALD BOTT NOTARY PUBLIC STATE OF INDIANA