WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/09 12:20 2 pgs
Fees:13.00 Taxes:140.60
20090603-0051193

HALE. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$38,000.00.**

Affiant

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

Notary Public
My Commission expires: 6/03/11
(Affix Seal)

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:
Cornerstone Investments, Inc.	SAME	082-08-0-426.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

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, **Melvin Eugene Walker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cornerstone Investments, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Miller's Addition to Edgefield, of record in Book 4300, page 180, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 60.44 feet on the easterly margin of North 6th Street and extends back on the southerly margin 302.4 feet, thence 283.51 feet on the northerly margin, thence around a curve at the norrthwesterly corner measuring 46.34 feet.

Being the same property conveyed to Thomas L. Walker and wife, Henrine C. Walker, by deed from Cumberland Builders, Inc., of record in Book 4615, page 679, Register's Office for Davidson County, Tennessee. And further conveyed to Henrine C. Walker By order of Final Decree of Divorce at Docket No. 79579, dated March 3, 1975, certified copy of record in Instrument Number 20090603-0051191 **, said Register's Office. The said Henrine C. Walker having died intestate on June 25, 2005 leaving as her only heirs Melvin Walker, Harriet Gale Jackson and Laura Ann Mullins, Affidavit of Heirship of record in Instrument Number** 20090603-0051192 **, said Register's Office. And further conveyed to Melvin Eugene Walker by Quitclaim Deed from Harriet Gale Jackson and Laura Ann Mullins of record in Instrument Number 20090309-0020687, said Register's Office.**

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 4300, page 180, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4545, page 305, Register's Office for Davidson County, Tennessee.

This is improved property known as: **821 N. 6th Street, Nashville, TN 37207**

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 May 7, 2009.

Melvin E. Walker
Melvin E. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melvin Eugene Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 7, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12