WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090042895 DEEDWARR
Recvd: 06/26/09 12:37 2 pgs
Fees:13.00 Taxes:351.50
20090626-0059623

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,000.00.**

B Maxwell
Affiant

Subscribed and sworn to before me this 25th day of June, 2009.

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

Notary Public Lauren M Rickels
My Commission expires: 12-10-2012
(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:
David Counts	David & Robin Counts	83-14-216
1811 Lillian Street	116 Tudor Court	
Nashville, TN 37206	Franklin, TN 37067	

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 **David Counts and wife, Robin Counts** , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 122 on the plan of Edgefield Land Company's First Addition, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot no. 122 fronts 50 feet on the northerly side of Lillian Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cornerstone Investments, Inc., from The Estate of Goldie Louise Adams, by deed on October 17, 2008, of record in Instrument Number 20081021-0105410, 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 57, page 130, Register's Office Davidson County, Tennessee.

This is improved property known as: **1811 Lillian Street, Nashville, TN 37206**

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 June 25, 2009.

Cornerstone Investments, Inc.

PRES
By Lane Wallace, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of June, 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