THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099 Fax: 615-661-8477
File No. 09-2206

BILL GARRETT, Davidson County
Trans: T20090050792 DEEDWARR
Recvd: 07/28/09 10:54 2 pgs
Fees: 13.00 Taxes: 555.00
20090728-0070576

Property Address: 1716 Villa Place, Nashville, TN 37212

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties, Inc.**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Cornerstone Investments, Inc.**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee, being part of lot no 65 OB Hayes Plan of Large Lots called Rokeby, as of record in Book 21, page 87, Register's office for said county.

Beginning at a point in the easterly margin of Villa Street extended on the dividing line between lots no 61 and 65 on said plan thence eastwardly 159.37, feet with southerly line of Lot no 61 to a dead line thence southerly line of lot 61 to a dead line. Thence southwardly and parallel with Villa Street, Extended 76 feet to a pointing the easterly margin of said street, Northwardly 76 feet to the point of beginning.

Being the same property conveyed to Christian Properties Inc., by warranty Deed from Emogene Harris Administrator of the Estate if Stephen C. Hewlett Sr. and Emogene Harris, Cynthia Kinnard Irene F. Hewlett Jesse W. Hewlett Emmett Hewlett and Stephen C. Hewlett Jr. all heirs at Law of Stephen C. Hewlett Sr. of record in Instrument #20080505-0045869, dated April 30, 2008, and filed for record on May 5, 2008.

Also being the same property conveyed to Emogene Harris Administrator of the Estate if Stephen C. Hewlett Sr. and Emogene Harris, Cynthia Kinnard, Irene F. Hewlett Jesse W. Hewlett Emmett Hewlett and Stephen C. Hewlett Jr. all Heirs at Law of Stephen C. Hewlett Sr. by Affidavit of Inheritance from Emogene Harris, of record in Instrument # 20070511-0056746, dated May 11, 2007 and filed for record May 11 2007, said register's office.

This improved property is also known as 1716 Villa Place Nashville LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Emogene Harris Administrator of the Estate, dated April 30, 2008, and recorded May 5, 2008, in the Register of Deeds for the County of Davidson, as Document No. 20080505-0045869.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantor, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 24th day of July, 2009.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Christian Properties, Inc. {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of July, 2009, before me the undersigned officer, personally appeared Christian Properties, Inc., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and it acknowledged that it, executed same as its free act and deed.

Notary Public

My Commission expires: 1-23-2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF JULY, 2009.

Notary Public

LAURA W. DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 3-27-11

(AFFIX SEAL)

SEND TAX STATEMENTS TO:
Map/ Parcel: 104-08-0-396.00
New Owner
1716 Villa Place
Nashville, TN 37212