JVR

This Instrument Was Prepared By:
Mooreland Title Company, LLC
315 Deaderick St., Ste. 1710
Nashville, TN 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual consideration or value, whichever is greater, for this transfer is ~~$521,284.00~~. $23,742.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2009.

Notary Public

My Commission Expires: 7-31-2011

DOLORES M. BARTLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JULY 31, 2011

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Michael J. Rusie 1005 Halcyon Avenue Nashville, TN 37204	Same	118-01-0226.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Cornerstone Investments, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael J. Rusie and wife, Jennifer S. Rusie,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Noel's Idlewild Addition to Nashville, as of record in book 161, Page 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cornerstone Investments, Inc. by Order, dated Feb. 11, 2009 of record in Instrument No. 20090211-0011849, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to all easements, restrictions, and other matters of record, including all items set out in the plat of record.

This is improved property known as: 1005 Halcyon Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of July, 2009.

Cornerstone Investments, Inc.

By: _____
Lane Wallace, President

BILL GARRETT, Davidson County
Trans:T20090052199 DEEDWARR
Recvd: 08/03/09 10:37 2 pgs
Fees:13.00 Taxes:1937.85
20090803-0072336

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Lane Wallace, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the President of Cornerstone Investments, Inc., the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such President.

Witness my hand, at Brentwood, Tennessee, 31st day of July, 2009.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-30-10

