WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/09 12:09 2 pgs
Fees:13.00 Taxes:109.15
20090818-0077618

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$29,500.00.**

Affiant

Subscribed and sworn to before me this 17th day of August, 2009

Notary Public
My Commission expires: _____
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Kevin Steele	SAME	081-01-0-004.00
3925 Thackery Drive		
Nashville, TN 37207	,	

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 **Kevin Steele and Stacey Steele, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being parts of Lots Nos. 42 and 44, on the map of Haleys Subdivision of part of Block 5, in G.T. Sheegogs Subdivision at Bordeaux as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, being the southerly 30 feet of Lot no. 43 and the northerly 35 feet of Lot No. 44 on the revised Map of Haleys Subdivision of Part of Block No. 5 in G.T. Sheegogs Subdivision, not of record described according to a survey made by Blanchard and Parrish, surveyors, May 5, 1937, as follows: Beginning on the easterly margin of Haley Avenue at a point 150.2 feet, more or less, South of the southerly margin of River Drive, said point being the Southeast corner of the property conveyed to Alma Alessio by Deed from Alve Haley of record in Book 1097, page 317, said Register's Office; thence westwardly and parallel with the dividing line between Lots 43 and 44 on said revised plan, 150 feet; thence northwardly 65 feet to said Alessios southwest corner; thence with her southerly line, eastwardly 150 feet to the beginning.

Being the same property conveyed to Les Lazarus by Trustee's Deed from Shellie Wallace, as Successor Trustee on June 17, 2009 of record in Instrument Number 20090622-0058021, Register's Office for Davidson County, Tennessee. And further conveyed to Cornerstone Investments, Inc. by Quitclaim Deed from Les lazarus of record in Instrument Number 20090622-0058022, 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 547, page 155, Register's Office Davidson County, Tennessee.

This is improved property known as: **1913 Hailey Avenue, Nashville, TN 37218**

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 August 17, 2009.

Cornerstone Investments, Inc.

President

By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of August, 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:

5/23/11

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.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12