BOX 10-A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090057277 DEEDWARR
Recvd: 08/21/09 09:44 2 pgs
Fees:13.00 Taxes:462.50
20090821-0078768

ALISON L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $125,000.00.

Affiant

Subscribed and sworn to before me this 20th day of August, 2009.

Alison L. Russell
Notary Public
My Commission expires: _____
(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: |
|---|---|---|
| John Patrick Rodrigue | New Owner | 84-12-86 |
| 108 McGavock Pike | | |
| Nashville, TN 37214 | | |

**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., a Tennessee corporation,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Patrick Rodrigue, unmarried**, his 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 Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, 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 101.1 feet on the west side of McGavock Pike and extends back 127.9 feet on the north line and 185.7 feet on the south line to a dead line in the rear on which it measures 115.8 feet.**

**Being the same property conveyed to Cornerstone Investments, Inc., from Brenda Fay Roy, by deed on March 17, 2009, of record in Instrument Number 20090318-0024217, 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 1835, page 27 and 28, Register's Office Davidson County, Tennessee.

This is improved property known as: **108 McGavock Pike, Nashville, TN 37214**

**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 20, 2009.

**Cornerstone Investments, Inc.**

**By Lane Wallace, President**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th 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:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY