WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$64,500.00.**

Affiant

Subscribed and sworn to before me this 22nd day of September 2009.

Notary Public

My Commission expires: 11-22-2010

(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:
Kayce Nugent	Access National Mortgage	071-11-0-225.00
1440 Pennock Avenue	1800 Robert Fulton Dr. #350	
Nashville, TN 37207	Reston, VA 20191	

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 **Kayce Nugent, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 343, 344 and 345 on the plan of Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cornerstone Investment, Inc.*, by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, on June 18, 2009, of record in Instrument Number 20090625-0059112, Register's Office for Davidson County, Tennessee.

Cornerstone Investment, Inc. and Cornerstone Investments, Inc. being one and the same entity.

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 Plat Book 421, page 14, Register's Office Davidson County, Tennessee.

This is improved property known as: **1440 Pennock Avenue, Nashville, TN 37207**

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 September 21, 2009.

Cornerstone Investments, Inc.

By Lane Wallace, President

BILL GARRETT, Davidson County
Trans:T20090064636 DEEDWARR
Recvd: 09/22/09 10:47 2 pgs
Fees:13.00 Taxes:227.55

20090922-0088164

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of September, 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