WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090082179 DEEDWARR
Recvd: 12/04/09 10:46 2 pgs
Fees:13.00 Taxes:634.55
20091204-0111169

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $171,500.00

Affiant

Subscribed and sworn to before me this 24th day of November, 20 09

Notary Public
My commission expires:
(Affix Seal)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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:
Steven Jenkins	First American RE Tax Service, Inc. Attn: Escrow Reporting DFW 4-3	093-04-0-018.00
621 Shelby Avenue	1 First American Way	
Nashville, TN 37206	Westlake, TX 76262	

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 **Steven Jenkins, s single person**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 50 on the plan of J.S. Williams Addition to Edgefield, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 50 fronts 50 feet on the Northerly side of Shelby Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Cornerstone Investments, Inc., by Substitutle Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, on June 25, 2009, of record in Instrument Number 20090630-0060603, 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 21, page 45, Register's Office Davidson County, Tennessee.

This is improved property known as: **621 Shelby Avenue, Nashville, TN 37206**

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 November 24, 2009.

Cornerstone Investments, Inc.

By Lane Wallace, President

STATE OF TENNESSEE

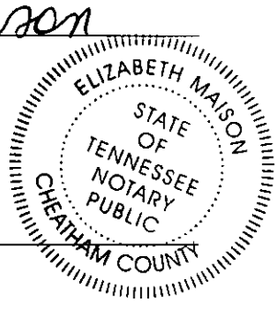
COUNTY OF DAVIDSON

On this 24 day of November, 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.

Elizabeth Maison

NOTARY PUBLIC



My Commission Expires:

4.15.12