WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100019111 DEEDWARR
Recvd: 04/01/10 13:12 2 pgs
Fees:13.00 Taxes:355.20
20100401-0024553

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $96,000.00.

Affiant

Subscribed and sworn to before me this 30 day of March, 2010

Notary Public
My Commission expires: 5/18/2012
(Affix Seal)

SANDY NOTARY PUBLIC AT LARGE 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:
D'Andrea Sikes	D'Andrea Sikes	082-03-0-281.00
1118 Pennock Avenue	1118 Pennock Ave	
Nashville, TN 37207	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 **D'Andrea D. Sikes, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 17 on the plan of Crutcher Brothers Subdivison of a part of the Lucy H. Lindsley Property, of record in Book 161, page 158, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 50 feet on the westerly side of Pennock Street and runs back between parallel lines 150 Feet to an alley.

Being the same property conveyed to Cornerstone Investments, Inc., by deed from Erin H. Bennett, as Successor Trustee, on September 15, 2009, of record in Instrument Number 20090915-0086171, 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 161, page 158, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 4479, page 572, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1118 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 March 30, 2010.

Cornerstone Investments, Inc.

President
By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of March, 2010, 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

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

8/23/11