WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, THE
04/12/10

Notary Public

MY COMMISSION EXPIRES: 12-28-13

(AFFIX SEAL)

LINDA LOTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20100022942 DEEDWARR
Recvd: 04/19/10 10:05 2 pgs
Fees: 13.00 Taxes: 425.50
20100419-0029207

THIS INSTRUMENT WAS PREPARED BY

L.R.C.S.
Logan Realty Closing Services, Inc.

301 S. S. Perimeter Park Drive, Suite 100, Nashville, TN 37211
615-372-0280-phone 615-866-564-8230- fax
processing@logostn.com

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Investments, Inc.	Cornerstone Investments, Inc.	082-16-0-183
(NAME) 718 Thompson Lane, Suite 108,	(NAME) 718 Thompson Lane, Suite 108,	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Clarence Douglas Matthews and wife Phyllis Elaine Matthews,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornerstone Investments, Inc.,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 90, as shown on the map entitled Barrow Addition to Edgefield, now East Nashville, of record as Plan Book 1, page 13, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 90 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to CLARENCE DOUGLAS MATTHEWS and wife, PHYLLIS ELAINE MATTHEWS, by deed from MAURICE KARR and wife, JOY R. KARR, of record as Book 4883, page 51, dated January 20, 1975, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this day 04/12/10.

Clarence Douglas Matthews, Seller

Phyllis Elaine Matthews, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Clarence Douglas Matthews and Phyllis Elaine Matthews, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 04/12/10.**

My Commission Expires: MAR 1 0 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

Please return to
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