BILL GARRETT, Davidson County
Trans:T20100024023 DEEDWARRSP
Recvd: 04/22/10 13:35 2 pgs
Fees:13.00 Taxes:284.90
20100422-0030545

THIS INSTRUMENT PREPARED BY:
MOORELAND TITLE COMPANY, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027
(615) 376-9400

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

The actual consideration or value, whichever is greater for this transfer is $77,000.00

AFFIANT

Subscribed and sworn to before me, this 20th day of April, 2010.

NOTARY PUBEIC

My Commission Expires: 12-28-13

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owners as Follows:
Cornerstone Investments, Inc.
718 Thompson Lane
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
83-14-08400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

GreenBank, ("Grantor") does hereby bargain, sell, transfer and convey unto **Cornerstone Investments, Inc., a Tennessee Corporation**("Grantee") its successors, representatives and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of the Priest Home Place, as of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee. Said Lot No. 98 fronts 50 feet on the southerly side of Holly Street, formerly Chadwell Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to GreenBank by Trustee's Deed from C. Tucker Herndon as Substitute Trustee, dated February 26, 2010, of record in Instrument No. 10100301-0015548, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to GREENBANK, its successors, representatives and assigns, forever.

AND GREENBANK. does hereby covenant with CORNERSTONE INVESTMENTS, INC., that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND GREENBANK does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to CORNERSTONE INVESTMENTS, INC., its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: Rollback taxes, if any, shall be paid by the Grantor.

This is () unimproved (X) improved property known as: 1916 Holly Street, Nashville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 20th day of April, 2010.

GreenBank

By: _____ AVP

Terry R. Polman, Assistant Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry R. Polman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Assistant Vice-President of GreenBank, the bargainor, and that he as such Assistant Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of GreenBank by himself as such Assistant Vice-President.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 20th day of April, 2010

_____
NOTARY PUBLIC

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 12-28-13

This conveyance is made subject to:

Permitted Encumbrances

1. County Taxes for 2008 have been paid by Grantee, all subsequent years, a lien not yet due and payable.
2. All matters shown on the plat of record in Instrument No. 20070806-0093146, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.
4. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
5. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
6. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
7. Notice of Greenbelt assessments of record in Book 8880, page 387, Register's Office for Davidson County, Tennessee.
8. Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070724-0087694, Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20070724-0087659, Register's Office for Davidson County, Tennessee.
10. Right of Way Easement of record in Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee.