WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/10/10 15:14 3 pgs
Fees:18.00 Taxes:765.90
20100610-0045287

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$207,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of June, 2010

Notary Public
My Commission expires: _____
(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:
Abbey G. Burkhalter	WELLS FARGO BANK, N.A. 175 SULLY'S TRAIL, SUITE 201 ~~PITTSFORD, NY 145340000~~	105-13-0-429.00
1203 Ashwood Avenue		
Nashville, TN 37212	,	

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 **Abbey G. Burkhalter, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 on the plan of Clemmons Subdivision, of record in Book 5800, page 262, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot Number 4 fronts 57.50 feet on the southerly margin of Ashwood Avenue and extends back 175.29 feet on the easterly line and 175.28 feet on the westerly line to a dead line in the rear , measuring 57.50 feet thereon

Being the same property conveyed to Cornerstone Investment, Inc.*, by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, on January 27, 2010, of record in Instrument Number 20100210-0010388, 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 Book 5800, page 262, Register's Office Davidson County, Tennessee.

This is improved property known as: **1203 Ashwood Avenue, Nashville, TN 37212**

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 9th day of June, 2010.

Cornerstone Investments, Inc.

By Lane Wallace, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of June, 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

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

