03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100039764 DEEDWARR
Recvd: 06/30/10 08:16 2 pgs
Fees:13.00 Taxes:740.00
20100630-0050943

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2-11-13

Subscribed and sworn to before me this 25th day of June, 2010.

Notary Public
My commission expires: 2/11/13

03-1006-36569

Address of New Owner:	Send Tax Bills to:	Tax-Information
Cornerstone Investments, Inc. 718 Thompson Lane, #108 Nashville TN 37204	New Owner	118-01-0 457.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stratton Rental Group Three, LLC**, a Tennessee limited liability company, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Cornerstone Investments, Inc. a Tennessee Corporation**, hereinafter called the Grantees, their successors 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 No. 98, on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stratton Rental Group Three, LLC by Quitclaim Deed from Samuel A. Stratton and wife, Nancy E. Stratton, dated September 13, 2006, recorded September 19, 2006, in Instrument No. 20060919-0115891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 912 Montrose Avenue, #A, Nashville, TN 37204

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of June, 2010.

Stratton Rental Group Three, LLC

By: Samuel A Stratton
Samuel A. Stratton
its Member

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Samuel A. Stratton with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Stratton Rental Group Three, LLC, the within named bargainor, and that he is authorized by Stratton Rental Group Three, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 25th day of June, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

