Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1354

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cornerstone Investments, Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elliott G. Brown and Taylor L. Gerber, as tenants by the entirety**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

The westerly one-half of Lot Number 33, on the Plan of Belmont Land Company's Subdivision, called "Belmont Heights," of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot 33 fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines, 169 feet to an alley.

Being the same property conveyed to Cornerstone Investments, Inc. by deed from Shapiro & Kirsch, LLP, as Substitute Trustee dated May 25, 2010 of record as Instrument No. 20100614-0046137, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, all easements, rights-of-way, protective covenants and mineral reservations of record, and Property Taxes for the current year.

This is improved property, known as: 1515 Ashwood Avenue, Nashville, TN, 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2 day of February, 2011.

Cornerstone Investments, Inc.

BY: Lane Wallace, President

BILL GARRETT, Davidson County
Trans:T20110008544 DEEDWARR
Recvd: 02/09/11 13:42 2 pgs
Fees:13.00 Taxes:1387.50
20110209-0011487

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lane Wallace with whom I am personally acquainted and who upon their oath acknowledges himself to be the President of Cornerstone Investments, Inc., the within named bargainor, and that as such President being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, TN on this the 2 day of February, 2011.

Notary Public

Commission Expires: 7-8-14

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 375,000.00.

Affiant

Sworn and subscribed before me on this the 2 day of February, 2011.

Notary Public

My Commission Expires: 7-8-14

NEW OWNER:
Elliott Brown
1515 Ashwood Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
SunTrust Mortgage, Inc
1001 Semmes Avenue
Richmond, VA 23224

TAX MAP-PARCEL #:
104-16-349