WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110013309 DEEDWARR
Recvd: 03/04/11 15:50 3 pgs
Fees:18.00 Taxes:432.90

20110304-0017648

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $117,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of December, 2010.

Notary Public
My Commission expires: 01/07/2013
(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:
Joshua M. Felts	Farmers Bank + Trust	149-08-0-026.00
417 Bell Road	330 Mayfield Drive, C-6	
Nashville, TN 37217	Franklin, TN 37067	

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 **Joshua M. Felts, unmarried**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: See Attached Exhibit "A"

~~Being Lot No. 14, Section 2 of Dorhill Acres, of record in Book 2331, page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.~~

Being the same property conveyed to Cornerstone Investments, Inc., by deed from Brock & Scott, as Substitute Trustee, on August 31, 2009, of record in Instrument Number 20090901-0082112, Register's Office for County, Tennessee.

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 2331, page 144, Register's Office Davidson County, Tennessee.

This is improved property known as: **417 Bell Road, Nashville, TN 37217**

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 December 30, 2010.

Cornerstone Investments, Inc.

President.
By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of December, 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

EXHIBIT "A"

The following described real estate, situated in the County of Davidson, State of Tennessee: Lot 14, Section 2, of Dorhill Acres, as shown on plat of record in Book 2331, Page 144, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property. Less Conveyance to State of Tennessee Beginning at the point of intersection of the existing West margin of Bell Road and the North boundary of the Charles B. Sanders, Jr., et al property; thence with said North boundary South 77 degrees 31 minutes 14 seconds West 17 feet more or less to a point; thence with the proposed West margin of said road having a 1392.39 foot radius curve Northerly 124.93 feet to a point, said point being 40.00 feet left of Bell Road proposed centerline station 111+72.99; thence with the South boundary of the Harold B. Sawyer, and wife property South 81 degrees 35 minutes 47 seconds East 15 feet more or less to a point; thence with said existing West margin Southerly 121 feet more or less to the point of beginning, containing 1887 square feet. And Beginning at a point in the proposed West margin of Bell Road, said point being 40 feet more or less left of Bell Road proposed centerline station 111+50; thence with said proposed West margin having a 392.39 foot radius curve Southerly 105 feet more or less to a point; thence with the North boundary of said Sanders property; South 77 degrees 31 minutes 14 seconds West 65 feet more or less to a point, said point being 100 feet more or less left of Bell Road proposed centerline station 110+14.04; thence with the proposed margin of the herein described drainage facility (1) having a radius of 1332.39 radius curve left 56.71 feet (2) North 50 degrees 00 minutes 10 seconds East 93.193 feet to the point of beginning, containing 4845 square feet.