39-B

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Centennial Title Co, Inc.
30 Burton Hills Blvd, Ste. 165
Nashville, TN 37215

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Cornerstone Investments, Inc. 718 Thompson Lane #108 Nashville, TN 37204	Same	117-8-133.00

For good and valuable consideration received, **Meika McClendon, Conservator for Mary Alyce Pope Benford,** by these presents does transfer and convey by Order of the **Seventh Circuit Court for Davidson County**, Tennessee, Probate Division, **Docket No. 11P-87**, unto the Grantee, **Cornerstone Investments, Inc.**, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Mary Alyce Pope Benford**, described as follows:

Land in Davidson County, Tennessee, being Lot 137, MAP OF VICTORIA PLACE, as shown on plat of record in Plat Book 332, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jennie Pinkston, a/k/n Jennie Dromgoole and husband William E. Dromgoole to Mary Alice Pope Benford as recorded on the 30th day of June, 1978 in Book 5305, Page 638 and Warranty Deed from David W. Slaughter and wife, Mary R. Slaughter to Jennie Pinkston, a widow as recorded on the 26th day of April, 1968 in Book 4230, Page 457, in the Register's Office of Davidson County, Tennessee. Mary Alice Pope Benford being one and the same as Mary Alyce Pope Benford.

This conveyance is subject to a) 2011 property taxes and subsequent; b) instruments of record in Book 332, Page 10; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 1405 Cedar Lane, Nashville, Tennessee 37212.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind **herself** as **Conservator for Mary Alyce Pope Benford,** her heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its 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 31st day of March 2011.

Meika McClendon, Conservator

Meika McClendon, Conservator

BILL GARRETT, Davidson County
Trans:T20110021334 DEEDWARR
Recvd: 04/11/11 15:11 2 pgs
Fees:13.00 Taxes:832.50
20110411-0027975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared, **Meika McClendon, Conservator for Mary Alyce Pope Benford,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of **Mary Alyce Pope Benford,** and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 31st day of March, 2011.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, ~~for this~~ transfer is $225,000.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2011.

Notary Public

My Commission Expires: 5-8-2012

SANDI WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.