WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $345,000.00.

Affiant

Subscribed and sworn to before me this 29 day of April, 2011.

Notary Public
My Commission expires: May 8, 2012
(Affix Seal)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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:
Chadwell M. Robbins	Sunbrust Mtg, Inc.	104-05-0-307.00
104 Bowling Avenue	P.O. Box 79041	
Nashville, TN 37205	Baltimore, MD 21279-0041	

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 **Chadwell M. Robbins and wife, Elizabeth D. Robbins**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 301 on the plan of Richland Realty Company's First Addition to Subdivision B, of record in Book 332, page 174, 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 Trustee's Deed from Shellie Wallace, As Successor Trustee and J.P. Sellers, as Co-Trustee, on February 28, 2011, of record in Instrument Number 20110309-0018810, Register's Office for Davidson 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 332, page 174, Register's Office for Davidson County, Tennessee.

This is improved property known as: **104 Bowling Avenue, Nashville, TN 37205**

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 April 29, 2011.

Cornerstone Investments, Inc.

President.
By Lane Wallace, President

BILL GARRETT, Davidson County
Trans:T20110026401 DEEDWARR
Recvd: 05/04/11 11:15 2 pgs
Fees:13.00 Taxes:1276.50
20110504-0034167

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of April, 2011 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 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

