39-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110054692 DEEDWARR
Recvd: 09/02/11 15:08 2 pgs
Fees:13.00 Taxes:1165.50
20110902-0068473

R-VRES-11-1716

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC STATE OF TENNESSEE ANGELA Y. POSTON-WILLIAMS

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Investments, Inc.	Owner (NAME)	
718 Thompson Lane #108 (ADDRESS)	(ADDRESS)	
Nashville TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-4-90.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we PATRICIA THOMAS MCCARTER, FKA PATRICIA S. THOMAS, MARRIED; AND HARTE R. THOMAS AND WIFE, PATRICIA J. THOMAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CORNERSTONE INVESTMENTS, INC., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 60.0 FEET OF LOT NO. 268, ON THE PLAN OF BELMONT LAND COMPANY'S PLAN CALLED "BELMONT HEIGHTS", OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA S. THOMAS, UNMARRIED AND HARTE R. THOMAS AND WIFE PATRICIA J. THOMAS AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM JOSEPH W. HEWGLEY, UNMARRIED, RECORDED ON THE 3RD DAY OF MAY, 2005 IN INSTRUMENT NO. 20050503-0048877, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. PATRICIA S. THOMAS HAVING SINCE MARRIED AND NOW BEING KNOWN AS PATRICA MCCARTER.

THE SAID JOHN HUDSON MCCARTER JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST IN THE ABOVE-DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 34; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1716 Rosewood Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 31st day of August, 2011.

Patricia Thomas McCarter

Harte R. Thomas by Patricia Thomas McCarter as Attorney in Fact

Patricia J. Thomas by Patricia Thomas McCarter as Attorney in Fact

John Hudson McCarter

STATE OF Tennessee

COUNTY OF Nashville

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patricia Thomas McCarter, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Harte R. Thomas and Patricia J. Thomas, and acknowledged that he/she executed the same as the free act and deed of the said Patricia Thomas McCarter.

Witness my hand and official seal at on this the 31ST day of August, 2011.

NOTARY PUBLIC
My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Nashville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Thomas McCarter and John Hudson McCarter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this the 31ST day of August, 2011.

NOTARY PUBLIC
My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903