PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of February, 2012 by and between **Cornerstone Investments, Inc.**, hereinafter referred to as GRANTOR, and **Phillip R. Miller and Shannon L. Miller, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Kirkwood Lane Re-Subdivision, 2 Lot Minor Plat of record as Instrument No. 20110505-0034772, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Cornerstone Investments, Inc. (a Tennessee Active Corporation) by Quitclaim Deed from Rigid Development, Inc. (a Tennessee Active Corporation) dated December 3, 2010 and recorded December 7, 2010 of record in Instrument No. 20101207-0097456, Register's Office for Davidson County Tennessee.

This conveyance is subject to the following:

1) Easements, setback lines and other matters as shown on the plat of Kirkwood Lane Re-Subdivision, 2 Lot Minor Plat of record in Instrument 20110505-0034772, Register's office for Davidson County, Tennessee.

2) Sewer & Storm Drain Easement of record in Book 5309, page 594 Register's Office for said County.

3) All restrictions, easements, and planning documents of record and current year and subsequent year taxes, a lien not yet due and payable.

This is [X]improved [ ]unimproved property known as: 914 Kirkwood Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Cornerstone Investments, Inc.

By: _____
Lane Wallace, President

BILL GARRETT, Davidson County
Trans:T20120008999 DEEDWARR
Recvd: 02/06/12 14:22 2 pgs
Fees:13.00 Taxes:1694.60
20120206-0010620

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Lane Wallace** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Cornerstone Investments, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin, TN, this the 3rd day of February, 2012.

Notary Public
My Commission Expires: ~~October 28, 2012~~ My Commission Expires

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Phillip R. Miller and Shannon L. Miller
914 Kirkwood Avenue, Nashville, TN 37204

Send Tax Statements to:
SWBC MORTGAGE CORP
9311 SAN PEDRO AVE, STE 100
SAN ANTONIO, TX 78216

Map & Parcel 118-01-472.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $458,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Carmen Coates
Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of February, 2012.

Notary Public

My Commission Expires: July 8, 2013

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-017

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013