THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20120022737 DEEDWARR
Recvd: 03/29/12 09:26 4 pgs
Fees:23.00 Taxes:2127.50
20120329-0026621

Box 14A
23816-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bobby R. Deal 819 Otter Creek Road Nashville, TN 37220	New Owner	Map/Parcel # 09314046800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, CORNERSTONE INVESTMENTS, INC., a Tennessee corporation and MARK W. KING, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto BOBBY R. DEAL, hereinafter called the Grantee, his heirs and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to Cornerstone Investments, Inc., a Tennessee corporation and Mark W. King from Charles S. Sanger, as Successor Trustee, dated April 5, 2011 of record as Instrument No. 20110406-0026609 in the Register's Office for Davidson County, Tennessee.

This improved commercial property is known as 705 4th Avenue South, Nashville, Tennessee, 37210.

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, his heirs and/or assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, its successors, heirs and/or assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27th day of March, 2012.

CORNERSTONE INVESTMENTS, INC.
a Tennessee corporation

By: _____
Lane Wallace, President

_____
Mark W. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lane Wallace, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Cornerstone Investments, Inc., a Tennessee corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Also before me, personally appeared Mark W. King, with whom I am personally acquainted, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 27th day of March, 2012.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Bobby R. Deal
Affiant

Subscribed and sworn to before me this 27th day of March, 2012.

Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being further described as follows:

TRACT I: Land in Davidson County, Tennessee, being part of Lot No. 43 on the plan of Barrow Grove, as of record in Book "S" pages 279, 319, 612 and 697, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 30 feet South of the Southeast corner of the property conveyed to Hooper Jones by deed from Leon Gilbert, of record in Book 1085, Page 633, Register's Office for Davidson County, Tennessee; thence westwardly 165 feet, more or less, to an alley; thence southwardly 30 feet; thence eastwardly 165 feet, more less, to the westerly margin of 4th Avenue South; thence with the westerly margin of same, northwardly 30 feet to the POINT OF BEGINNING.

TRACT 2: Land in Davidson County, Tennessee, being the southerly 24 feet of Lot No. 42 and the northerly 6 feet of Lot No. 43 in Barrows Grove Plan of Lots, as of record in Book "S" pages 279, 319, 612 and 697, Register's Office for Davidson County, Tennessee. Said southerly part of Lot No. 42 and northerly part of Lot No. 43 together front 30 feet on the westerly side of Fourth Avenue South, formerly Cherry Street, and run back between parallel lines 165 feet to an alley.

TRACT 3: Land in Davidson County, Tennessee, being a lot in the Barrow Grove Addition to South Nashville, and described as follows: Beginning in the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 31 feet southwardly from Elm Street, and running southwardly with 4th Avenue South 40 feet more or less to Petit's Northeast corner; thence at right angles to said street westwardly 165 feet to an alley; thence northwardly with the eastern margin of said alley 40 feet more or less to Whorley's Southwest comer; thence eastwardly with Whorley's South boundary line 165 feet to the BEGINNING.

TRACT 4: Land in Davidson County, Tennessee, being a part of Lots Nos. 41 and 42 on the Map of Barrow Grove, of record in Book "S", pages 279, 319, 612 and 697, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the West margin of 4th Avenue South, 70 feet more or less South of the southerly margin of Elm Street, being the Southeast corner of the property conveyed to O. F. Kelting by deed from Minnie S. Platz et al., of record in Book 1283, Page 272, Register's Office for Davidson County, Tennessee; thence along Kelting's South line westwardly 165 feet to the easterly margin of an alley; thence with margin of the same southerly 42 feet to the Northwest corner of the property conveyed to Thomas Wilson Vineyard by deed of record in Book 1315, Page 112, Register's Office for Davidson County, Tennessee; thence along Vineyard's North line easterly 165 feet to the West margin of 4th Avenue South; thence with the margin of the same northerly 42 feet to the POINT OF BEGINNING.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable.

2. Matters depicted in the Plan of record in Book "S", Pages 279, 319, 612 and 697, in the Register's Office for Davidson County, Tennessee.

3. Matters depicted on the Boundary survey by Duclos Survey & Design, Inc. dated June 8, 2011, signed by Kirk S. Duclos, R.L.S. No. 1936, bearing Project No. 11019.