(3)

Send tax bills to:

Hometrust Partners LLC
700 Craighead St. Suite 103
Nashville, TN 37204

This instrument prepared by:

Michael W. Ferrell
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

MAIL ENV.

Address of New Owner(s):

Same

Map:
Group:
Parcel:

Improved: X
Unimproved:

99 APR -8 AM 8:46
DAVIDSON COUNTY, TN.
REGISTER

071427

REFERENCE

WARRANTY DEED

THIS INDENTURE made and entered into on this the 5th day of April, 1999, by and between **WAYNICK INVESTMENTS, a Tennessee general partnership comprised of G. L. Waynick, Mark Waynick and David Waynick**, hereinafter referred to as the GRANTOR, and **HOMETRUST PARTNERS, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as the GRANTEE.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR has this day bargained and sold and by these presents does transfer and convey unto the said GRANTEE, its successors and assigns, the following described tract or parcel of land, to-wit:

9415 04/08 0101 03CHECK 463.00

TRACT I: Land in the 2nd Ward of the City of Nashville, Davidson County, Tennessee, being part of the Scott Five Acre Tract, and the southeast corner of Lot No. 171 on the Plan of McGavock, Wetmore, and Others' Second Addition, called the Addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County described as follows:

Map 81-12 Parcel 184

Beginning on the westerly margin of 12th Avenue North, formerly Florence Street, at a point nine feet north of the southeast corner of said Lot No. 171; thence with the westerly margin of said Avenue, southwardly 38 feet to the northeast corner of the property conveyed to W. B. Reed by deed from R. W. Turner, Trustee, of record in Book 457, Page 289, said Register's Office; thence with said Reed's northerly line, westwardly 156 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 58 feet to the southwest corner of a nine foot strip conveyed to James Mahon and wife, by deed from Hugh L. Beaty of record in

Book 113, Page 501, said Register's Office; thence with said Mahon's southerly line, easterly 156 feet, more or less to the beginning.

Being the same property conveyed to Waynick Investments by Quitclaim Deed of record in Book 7068, Page 996, Register's Office for Davidson County, Tennessee.

Parcel 36 Map 81-14

TRACT II: Land in Davidson County, Tennessee, being the southerly 41 2/3 feet of Lot No. 226 on the Plan of McGavock, Wetmore, Others Second Addition, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 226 fronts 41 2/3 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines with the northerly margin of Heiman Street, 170 feet to an alley.

Being the same property conveyed to Waynick Investments, a Tennessee General Partnership, by Quitclaim Deed of record in Book 8810, Page 435, Register's Office for Davidson County, Tennessee.

81-7 Parcel 35 Map

TRACT III: Land in Davidson County, Tennessee, being the southerly 57 feet of Lot No. 55 on the Map of Cephas Woodard's subdivision of Lots Nos. 5 and 6 of the Woodard Plan, of record in Book 161, Page 174, Register's Office for said County. Said part of said Lot No. 55 fronts 57 feet on the easterly side of Epps Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Waynick Investments, a Tennessee Partnership consisting of G. L. Waynick, David Waynick and Mark Waynick, by Deed of Correction of record in Book 6907, Page 516, Register's Office for Davidson County, Tennessee.

Map 81-3 Parcel 371

TRACT IV: Land in Davidson County, Tennessee, being Lot No. 2 in H. N. Myers Plan as of record in Book 21, Page 48, Register's Office for Davidson County, Tennessee to which reference is here made for a more complete description.

Being a part of the same property conveyed to Waynick Investments, a Tennessee Partnership consisting of G. L. Waynick, David Waynick and Mark Waynick, by Deed of Correction of record in Book 6954, Page 247, Register's Office for Davidson County, Tennessee.

81-15 Parcel 300

TRACT V: Land in Davidson County, Tennessee, being Lot No. 43 of Manlove's Heirs Addition to Nashville, Tennessee, of record in Book 21, Page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Map 81-

Being the same property conveyed to Waynick Investments by Quitclaim Deed of record in Book 7068, Page 998, Register's Office for Davidson County, Tennessee.

Caroline May Waynick joins in this conveyance for the purpose of conveying all right, title and interest which she may have in the within described property by reason of Final Decree of Divorce in the case of Caroline May Waynick vs. G. L. Waynick, Chancery Court for Wilson County, Tennessee, Case No. 97066.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEE, its successors and assigns, forever; and the said GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple; has a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Caroline May Waynick
CAROLINE MAY WAYNICK

WAYNICK INVESTMENTS
By: G. L. Waynick
G. L. WAYNICK
General Partner

By: David Waynick, by Michael Ferrell atty in fact
DAVID WAYNICK
General Partner
(by Michael W. Ferrell, attorney-in-fact)

By: Mark Waynick
MARK WAYNICK
General Partner

Limited Power of Attorney of record in TDB 1142, Page 503, Register's Office for Wilson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, of the state and county aforementioned, personally appeared G. L. Waynick and Mark Waynick, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to be partners of Waynick Investments, a Tennessee general partnership, the within named bargainor, and that such persons, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such persons as partners.

Witness my hand and seal, this the 5th day of April, 1999.

Denise Carver
Notary Public

My Commission Expires: 7-11-99

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 5th day of April, 1999, before me personally appeared Michael W. Ferrell, to me known to be the person who executed the foregoing instrument in behalf of David Waynick, partner of Waynick Investments, a Tennessee general partnership, and acknowledged that he executed the same as the free act and deed of the said David Waynick.

Denise Carver
Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-11-99

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainor, CAROLINE MAY WAYNICK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 5th day of April, 1999.

Denise Carver
Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-11-99

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Michael Ferrell
Affiant

Subscribed and sworn to before me this the 5th day of April, 1999.

Denise Carver
Notary Public

DENISE CARVER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-11-99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11422 PG. 509

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05711427

IDENTIFICATION REFERENCE

99 APR -8 AM 8:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	20000.00
CON TX	444.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	463.00
CHECK	463.00

04/08/99 01 08:48 0001 9415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448427