Davidson County DEEDWARR
Recvd: 01/22/02 15:31 2pgs
Fees:13.00 Taxes:308.95

20020122-0008658

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY 19 XX 2002

Notary Public

MY COMMISSION EXPIRES: Sept. 24, 2005
(AFFIX SEAL)

D. McALL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TATUM AND JONES ATTORNEYS 2001 CHARLOTTE AVENUE NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
NATALIE D. JACKSON	(SAME)	71-4-222
(NAME)	(NAME)	
2408 OAKWOOD AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HOMETRUST PARTNERS, LLC. A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NATALIE D. JACKSON, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 5 ON THE PLAN OF SHEPARDWOOD SUBDIVISION, SECTION 1, OF RECORD IN BOOK 4175, PAGES 82 AND 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5 FRONTS 61.31 FEET ON THE WESTERLY SIDE OF OAKWOOD AVENUE AND EXTENDS BACK 131.40 FEET ON THE NORTHERLY LINE AND 130.95 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR WHICH MEASURES 61.31 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HOMETRUST PARTNERS, LLC. BY DEED FROM ARAMINTA WILLIAMS OF RECORD IN BOOK 10303, PAGE 401 REGISTER'S OFFICE FOR SAID COUNTY.

SOURCE OF DESCRIPTION: SURVEY BY JOHN KOHL AND COMPANY DATED JANUARY 16, 2002

unimproved ( )
This is improved (X) property, known as 2408 OAKWOOD AVENUE NASHVILLE, TENNESSEE 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 18th day of JANUARY 19 XX 2002

HOMETRUST PARTNERS, LLC. A TENNESSEE LIMITED LIABILITY COMPANY

BY: CHAN McCULLOUGH, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared CHAN McCULLOUGH and _____ with whom I am personally acquainted and who upon HIS oath(s) acknowledged HIMSELF to be the CHIEF MANAGER and _____ respectively of the HOMETRUST PARTNERS,LLC the within named bargainor, and ~~corporation,~~ **XXXXX and that HE as such CHIEF MANAGER and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation,~~ ** by the said CHAN McCULLOUGH as such CHIEF MANAGER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TENNESSEE on this the 18th day of JANUARY XX 2002 .

My commission expires May 29, 2005

I. DYKE TATUM Notary Public

**limited liability company

WARRANTY DEED

FROM

TO

RETURN TO: