Davidson County DEEDWARR
Recvd: 07/11/02 13:25 2pgs
Fees:13.00 Taxes:222.00
20020711-0083564

Address New Owners:
Andre G. Swett
904 42nd Ave. N.
Nashville, TN 37209

Map Parcel No:
70-9-174

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

HomeTrust Partners

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey all my interest unto

Andre G. Swett

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 375, int the North Nashville Real Estate Company's Addition to Nashville, Tennessee, of record in Book 21, page 781, Register's Office for said County.

Said Lot no. 375 fronts 50 feet on the easterly side of Ninth Ave North, and runs back between parallel lines 168.6 feet to an alley.

Being the same property conveyed by Araminta Williams to HomeTrust Partners, LLC. by deed of record in Book 10303, page 401, R.O.D.C., Tennessee

This is improved property known as: 3215 Lincoln Ave, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 our hands this 10th day of July, 2002.

_____ _____

_____ _____

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chan McCullough, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of HomeTrust Partners, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner executed the foregoing instrument for the purpose therein contained, by signing the name of HomeTrust Partners, by himself as Managing Partner .

Witness my hand and official seal at Nashville, Tennessee, this 10 day of July 2002.

MY COMMISSION EXPIRES 09/25/2004

Commission expires _____ Notary Public _____

TRACEY DAVENPORT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $60,000.

AFFIANT

Subscribed and sworn to me this 3rd day of July, 2002.

Commission expires 1/29/2005 Notary Public _____

WILLIAM C. McCULLOUGH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204