Davidson County DEEDWARR
Recvd: 10/18/02 15:36 2pgs
Fees:13.00 Taxes:506.90

20021018-0128436

Address New Owners:
Andre G. Swett
904 42nd Ave. N.
Nashville, TN 37208

Map Parcel No:
105-4-73

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, I,

HomeTrust Properties

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey 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 Lots No. 456 and 457 in Maury and Claiborne's Addition to South Nashville, a plan of which is of record in Book 21, pages 84 & 85, Register's Office for Davidson County., Tennessee.

Said Lots No. 456 and 457 front together 80 feet on the southerly side of Perkins Street, and runs back between parallel lines 147 feet, more or less, to the northerly margin of Hubbard Alley.

Being the same property conveyed to HomeTrust Partners by deed from Williams & Williams, of record in Book 10303, page 391, Register's Office for Davidson County., Tennessee.

This is improved property known as: 49 Perkins St, Nashville, TN 37210

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 21st day of September, 2002.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Chief Manager of HomeTrust Partners, LLC, the within named bargainor, Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained, by signing the name of HomeTrust Partners, LLC by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October 2002.

Commission expires MY COMMISSION EXPIRES 04/29/05 Notary Public Jennifer Ownby

JENNIFER OWNBY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 131,000.

Andrea G Durett

AFFIANT

Subscribed and sworn to me this 21st day of September, 2002.

Commission expires 1/29/05 Notary Public W. John McCullough, Jr.

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

WILLIAM C. McCULLOUGH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN