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

PICK-UP

Davidson County DEEDTRS
Recvd: 06/02/04 11:17 2pgs
Fees:12.00 Taxes:0.00
20040602-0064413

New Owner - Send Tax Bills:
HomeTrust Partners
700 Craighead St #103
Nashville, TN 37204

Map & Parcel: 70-9-174

TRUSTEE'S QUITCLAIM DEED

WHEREAS Andre G. Swett executed a Deed of Trust to Chan McCullough, Trustee, as same appears of record instrument # 20020711-0083565, Register's Office of Davidson County, Tennessee to secure the payment of a certain indebtedness held by and owing to HomeTrust Partners;

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

WHEREAS I, Chan McCullough, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Friday, April 9, 2004, at 10:30 A.M., at FRONT DOOR OF THE OLD BEN WEST LIBRARY, 225 POLK AVE, DAVIDSON COUNTY, TENNESSEE, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time, the highest and best bid was submitted by

HomeTrust Partners, a Tennessee general partnership

NOW THEREFORE, in consideration of the premises, I, Chan McCullough, Trustee, exercising the power and authority vested in me, and in bar of equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to HomeTrust Partners, his successors and assigns, all my interest in the following described real property, to-wit:

Land in Davidson County, Tennessee described as Lot No. 8 on the Map of H E Simpkins Division of the L G Curtis Lands in the 13th Civil District of said County, of record in Book 547, page 39, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Andre G. Swett from HomeTrust Partners by deed of record instrument # 20020711-083564, R.O.D.C. and re-recorded #20021016-0127259, R.O.D.C.
Property address: 3215 Lincoln Ave, Nashville, TN 37218

I, Chan McCullough, Trustee, convey unto HomeTrust Partners, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

Witness my hand this at Nashville, Tennessee this 21st day of April 2004.

Chan McCullough, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, 'Tennessee this 21st day of April 2004

Commission expires May 30 2007 Notary Public

SUSANNE M. LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to me this 21st day of April 2004.

Commission expires May 30 2007 Notary Public

SUSANNE M. LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.