39-B

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
JUNCTURE PROPERTIES, LLC
3510 Richland Ave.
Nashville, TN 37205

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP 72-08-0 PARCEL 173.00

Davidson County DEEDWARR
Recvd: 12/15/04 13:49 3pgs
Fees:18.00 Taxes:301.55
20041215-0149187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHTY-ONE THOUSAND FIVE HUNDRED AND NO/100 ($81,500.00) DOLLARS** , cash in hand paid, the receipt of which is hereby acknowledged, I, **DEBORAH L. HINTON**, have this day bargained and sold and by these presents do hereby transfer and convey unto **JUNCTURE PROPERTIES, LLC**, it successors and assign the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 227 on the Map of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for said county.
>
> Said Lot No. 227 fronts 70 feet on the easterly side of Fernwood Drive and runs back between lines 199.8 feet on the north line and 185.7 feet on the south line to a dead line in the rear on which it measures 70 feet.
>
> Being the same property conveyed o Alpheus T. Hinton, Jr. By deed from Alphus T. Hinton, Jr. and wife, Ruth E. Hinton of record in Book 4657, page 864, Register's Office of Davidson County, Tennessee. The said Alphues T. Hinton, Jr. died testate and by Will of record in Will Book 5548, page 1343982 Davidson County Probate Court he devised said property to Deborah L. Hinton.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said **GRANTEES**, its successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of said lot or parcel of land, that I have the right to convey same and that the same is unencumbered EXCEPT for 2004 real estate taxes which are to be pro-rated, and applicable zoning and building regulations.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title unto the said **GRANTEE**, its successors and assigns, a gainst the lawful claims of all persons whomsoever, EXCEPT as hereinabove stated.

WITNESS my hand this the 10th day of December, 2004.

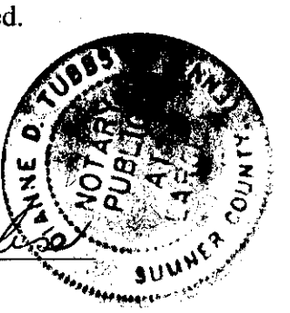
Deborah L. Hinton
DEBORAH L. HINTON

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBORAH L. HINTON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 10th day of December, 2004.



Diane D. Tubbs
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 7, 2005

OATH

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is **$81,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sandi Willcutts
AFFIANT

SUBSCRIBED and sworn to before me, this the 10th day of December, 2004.

Joretta F. North
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-06

JORETTA F. NORTH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.