Davidson County DEEDWARR
Recvd: 12/21/04 10:24 2pgs
Fees:13.00 Taxes:225.70

20041221-0151471

Address New Owners:
Denise McClinton
P.O. Box 473
Beaver, PA 15009

Map Parcel No:
93-16-167

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, a Tennessee general partnership

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

Denise McClinton

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:

Beginning at a point in the south margin of Green St at a point 150 feet west of the southwest corner of said street and Fairfield Street, 165 feet more or less to the north margin of a 20 foot alley; thence west 30 feet with said alley to the southwest corner of the Truett lot; thence north 165 feet, more or less to the point of beginning.

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

This is improved property known as: **83 Green 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 19th day of November, 2004.

Denise McClinton

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 a partner of HomeTrust Partners the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of November 2004.

Commission expires 11-25-0[illegible] Notary Public [signature]

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $61,000.00.

Denise McClinton

AFFIANT

Subscribed and sworn to me this 19th day of November, 2004.

Commission expires _____ Notary Public Donna H Ray

DONNA H. RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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