Davidson County DEEDWARR
Recvd: 03/18/05 11:06 2 pgs
Fees:13.00 Taxes:116.55
20050318-0029930

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **March, 2005** by and between **Mary Christine Thomas** , herein after referred to as GRANTOR, and **Ten Talents, LLC.** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the north one-half of Lot No. 295 on the Map of D.T. McGavock's et al Addition, of record in Book 21, page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Christine Thomas, an unmarried person, by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation, dated February 27, 1997, of record in Book 10362, page 603, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1722 16th Ave. North, Nashville, TN. 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mary Christine Thomas
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Mary Christine Thomas** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **17th** day of **March, 2005.**

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires
My Commission Expires: October 26, 2008

Name and Address of Property Owner:
Ten Talents, LLC.
404 Verandah Lane, Franklin, TN 37064

Send Tax Statements to:
Ten Talents, LLC
404 Verandah Lane, Franklin, TN 37064

Map and Parcel--081.11-0-323.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$31,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **March, 2005.**

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067