25-1-222

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/28/05 12:32 2 pg
Fees:13.00 Taxes:314.50
20050628-0074265

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **June, 2005** by and between **Fresh Start HomeVantage, LLC f/k/a Ten Talents, LLC** , herein after referred to as GRANTOR, and **Amy M. Hooks, a married woman** , 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 Lot Number a portion of Lot 14 and a portion of Lot 15, on the Plan of CM Holt Plan, as shown by plat of record in Plat Book 21, page 33, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 40.5 feet on the Westerly side of Warren Street, formerly Holt Street, and run back between parallel lines 138 feet to an alley.

Being the same property conveyed to Ten Talents, LLC, by Warranty Deed from Margaret L. Smith and Marnita Roberson, dated March 30, 2005, recorded April 4, 2005, of record in Instrument 20050404-0036303, Register's Office for Davidson County, Tennessee.
Ten Talents, LLC is now known as Fresh Start HomeVantage, LLC.

Previously being the same property conveyed to Margaret L. Smith, a single person, and Marnita Roberson, a single person, by Quitclaim Deed from Margaret L. Smith, dated April 3, 2003, recorded April 17, 2003, of record in Instrument 20030417-0051189, said Register's Office.

Also, previously being the same property conveyed to Margaret L. Smith by Warranty Deed from Buist Thompson and son, Michael D. Lyons, dated April 21, 1994, recorded May 2, 1994, of record in Book 9329, page 980, said Register's Office.

This is improved/unimproved property known as: 931 Warren Avenue, 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.

Damian Mingle
Signature of Seller

Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared Damian Mingle with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Operating Manager of Fresh Start HomeVantage, LLC, the within named bargainor, a corporation, and that he/she as such Operating Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Operating Manager.

Witness my hand and seal, at office in Franklin, this the **22nd** day of **June, 2005.**

Leah A. Turner
Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Amy M. Hooks
931 Warren Avenue, Nashville, TN 37208

Send Tax Statements to:
Amy M. Hooks
931 Warren Ave, Nashville, TN 37208

Map and Parcel--081.16-O-701.00

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 **$85,000.00** 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 **22nd** day of **June, 2005.**

Leah A. Turner
Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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