Davidson County DEEDWARR
Recvd: 12/12/05 10:13 3 pgs
Fees:18.00 Taxes:231.25
20051212-0148739

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

B-AML-05-4053

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Drake	HomeQuest Capital Funding, LLC	
4053 Buena Vista (ADDRESS)	30000 Mill Creek Avenue, Suite 400 (ADDRESS)	59-10-78
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Alpharetta, GA 30022 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARLOS O. CHERRY AND WILBERT CHERRY AND ERNESTINE WILLIAMS AND BEVERLY ROBINSON AND KATHERINE BUFORD AND NANCY STEWART AND JACQUELINE KINZER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JERRY DRAKE,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 31, HAYNES ESTATES, SECTION ONE, as shown on plat of record in Plat Book 3700, Page 127, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ernest Odell Cherry and wife, Carrie Cherry by Deed from W. L. Bainbridge Company, recorded on the 17th day of April, 1968 in Deed Book 4228, Page 88, in the Register's Office of Davidson County, Tennessee. The said Carrie R. Cherry predeceased Ernest Odell Cherry on July 19, 1999 leaving as tenant by the entirety Ernest Odell Cherry. Ernest Odell Cherry having since died on May 15, 2005 leaving as heirs at law by Affidavit of Heirship, Carlos Cherry, Wilber Cherry and Ernestine Williams dated September 22, 2005 and filed for record on September 30, 2005 in Instrument Number 20050930-0117736, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record not stated herein.

* and Steve Helgeson

unimproved ( )
This is improved (X) property, known as 4053 Buena Vista, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land 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 land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 5th day of December, 2005.

Carlos O. Cherry by Wilbert Cherry as attorney in fact
Carlos O. Cherry by Wilbert Cherry as Attorney in Fact

Wilbert Cherry

Ernestine Williams by Anna Buie as attorney in fact
Ernestine Williams by Anna Buie as Attorney in Fact

Beverly Robinson by Katherine Buford as attorney in fact
Beverly Robinson by Katherine Buford as Attorney in Fact

Katherine Buford

Katherine Buford

Nancy Stewart by Katherine Buford as Attorney in Fact

Nancy Stewart by Katherine Buford as Attorney in Fact

Jacqueline Kinzer by Katherine Buford as Attorney in Fact

Jacqueline Kinzer by Katherine Buford as Attorney in Fact

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

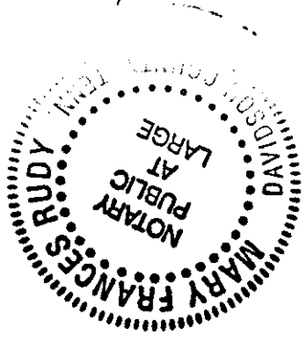
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wilbert Cherry, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Carlos O. Cherry, and acknowledged that he/she executed the same as the free act and deed of the said Carlos Cherry.

Witness my hand and official seal at Nashville, Tennessee on this the 5th day of December, 2005.

Ma Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06



STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Katherine Buford, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Nancy Stewart, Beverly Robinson, Jacqueline Kinzer and acknowledged that he/she executed the same as the free act and deed of the said Nancy Stewart, Beverly Robinson, Jacqueline Kinzer.

Witness my hand and official seal at Nashville Tennessee on this the 5th day of December, 2005.

Ma Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06



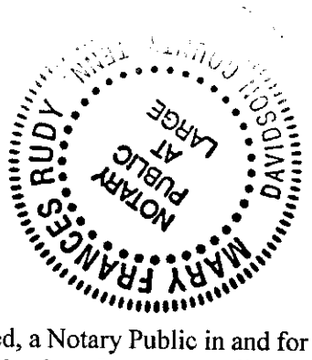
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anna Buie, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Ernestine Williams and acknowledged that he/she executed the same as the free act and deed of the said Ernestine Williams.

Witness my hand and official seal at Nashville, Tennessee on this the 5th day of December, 2005.

Ma Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wilbert Cherry and Katherine Buford, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of December, 2005.

Ma Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)

