Davidson County DEEDWARR
Recvd: 01/10/06 10:33 2 pgs
Fees:13.00 Taxes:444.00

20060110-0003475

Address New Owners:
Amanda Gardner
79 Donelson St
Nashville, TN 37210

Map Parcel No:
multiple

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, I,

HomeTrust Partners

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

Amanda Gardner

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:

Tract 1: 83 Green St, Nashville, TN 37210 **Map 93-16, parcel 167**
Land in Davidson County, Tennessee describer 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 Truitt lot; thence north 165 feet to the southerly margin of Green St; thence east 30 feet, more or less, to the point of beginning.

Being the same property conveyed to HomeTrust Partners by Chan McCullough, Trustee, by Trustee's Deed of record instrument #20051024-0128185 R.O.D.C.

Tract 2: 108 Claiborne St, Nashville, TN 37210 **Map 93-16, parcel 10**
Being Lot No. 88 on the Map of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, page 84 Resister's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to HomeTrust Partners from April Lynn Parker, by Quitclaim Deed of record instrument # 20060110 - 0003451 R.O.D.C.

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 10th day of January, 2006.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January 2006.

My Commission Exp. Jan. 24, 2009

Commission expires _____ Notary Public _____

JOHN L. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $120,000.

AFFIANT

Subscribed and sworn to me this 6th day of January, 2006.

Commission expires 1/24/09 Notary Public _____

WILLIAM C. McCULLOUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220