27-A 1/1

WARRANTY DEED

CHARLES A. GULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2007

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HomeTrust Partners (NAME)	HomeTrost Partners (NAME)	081-07-0-370.00
1912 12th Avenue (ADDRESS)	700 Craighead #103 (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashoille 37204 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Southeast Investments, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HomeTrust Partners

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 71 on the Map of Chephas Woodard's Subdivision of Lots 5 and 6 in the Woodard Property as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

*

Being the same property conveyed to Southeast Investments, LLC by Quit Claim Deed from Eaton Family Properties dated 11/4/05 and recorded on 11/4/05 in Instrument No. 20051104-0134205, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

*Said Lot No. 71 fronts 50 feet on the Easterly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Davidson County DEEDWARR
Recvd: 07/18/07 09:11 2 pgs
Fees:13.00 Taxes:111.00
20070718-0085275

unimproved ( )
This is improved (X) property, known as 1912 12th Avenue, Nashville, Tennessee 37208
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 9th day of July, 2007

Southeast Investments, LLC
By:
James K. Eaton, Sr., Secretary

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James K. Eaton, Sr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary and _____ respectively of the Southeast Investments, LLC the within named bargainor, and corporation, and that he as such Secretary and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James K. Eaton, Sr. as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tn on this the 9th day of July, 2007 .

My commission expires 9-22-07

Charles A. Sullivant, Jr.
Notary Public

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires