RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45419B FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOMETRUST PARTNERS,	SAME AS NEW OWNER	92-9-11
700 Craighead Street, #103		
Nashville, TN, 37204		

FOR AND IN 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, I/WE,

STACEY FLEEMING

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:

Land in Davidson County, Tennessee, being the northerly 33 feet of the southerly 65 feet of the easterly 242 feet of Block 11, on the Map of Clifton Plan of Lots, as of record in Book 21, page 35, Register's Office for said County.

Said part of said Block fronts 33 feet on the west side of 39th Avenue North, and runs back between parallel lines, 242 feet to an alley.

BEING the same property conveyed to Stacey Fleeming by Quitclaim Deed from Vernon Dixon and Dianne Dixon of record in Instrument Number 20070213-0018462, Register's Office for Davidson County, Tennessee and being the same property conveyed to Vernon Dixon and Dianne Dixon by Affidavit of Heirship as of record in Instrument No. 20070201-0013283, Register's Office for Davidson County, Tennessee.

THIS IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE RESIDENCE OF GRANTOR NOR ANY SPOUSE OF HERS.

THIS PROPERTY IS CONVEYED SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND ANY OTHER DOCUMENTS OF RECORD.

Unimproved ( )
This is improved (X) property known as 615 39th Avenue, North, Nashville, TN 37208

Davidson County DEEDWARR
Recvd: 08/15/07 16:17 2 pgs
Fees:13.00 Taxes:188.70



20070815-0097729

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/our____ hand(s)_____this 27th day of July, 2007

X _____
STACEY FLEEMING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Stacey Fleeming, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2007

_____
Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010