BILL GARRETT, Davidson County
Trans:T20100045532 DEEDWARRSP
Recvd: 07/26/10 12:12 2 pgs
Fees:13.00 Taxes:259.00
20100726-0058371

Address New Owners:
Tim Dansby
4104 Whites Creek Pike
Nashville, TN 37189

Map Parcel No:
81-2-111

Send Tax Bills to:
SAME

SPECIAL 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 grantor, have bargained and sold, and by these presents do transfer and convey unto

Tim Dansby

hereinafter called the grantee, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being the westerly 30 feet of Lot No. 10 on the Map of the Subdivision of Southern Publishing Association property, of record in Book 161, page 144, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Said part of said Lot No. 10 fronts 32 feet on the northerly side of Hyde St and runs back between parallel lines 156 to an alley.

Being the same property conveyed to HomeTrust Partners by Final Decree of the Chancery Court for Davidson County, Tennessee of record instrument #20051110-0136409 Register's Office for Davidson County, Tennessee.

This is improved property known as: **2406 ½ Hyde St, Nashville, TN 37208**

GRANTOR warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through, or under the said Grantor during the term of Grantor's ownership, but not otherwise. Grantor will not warrant or defend the title to the property if the validity of said delinquent tax sale, notices given pursuant to the sale, or any other deficiencies of the sale if challenged and Grantee accepts the property with these limitations. 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 1st day of May, 2010.

_____ Nancy Nyamo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Ryans, partner in the HomeTrust Partners, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purpose therein contained by signing her name as partner for Home Trust Partners

Witness my hand and official seal at Nashville, 'Tennessee, this 1st day of May, 2010.

Commission expires 1/7/2013 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 70,000.

_____
AFFIANT

Subscribed and sworn to me this 1st day of May , 2010.

Commission expires 1/7/2013 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument prepared by:
Chan McCullough
700 Craighead St #103
Nashville, TN 37204