BILL GARRETT, Davidson County
Trans:T20100048892 DEEDWARR
Recvd: 08/09/10 09:23 2 pgs
Fees:13.00 Taxes:148.00
20100809-0062471

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

Map Parcel No:
93-16-12

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

Tim Dansby

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:

Land in Davidson County, Tennessee being Lot No. 86 on the map of Maury & Claiborne's addition to South Nashville , of record in Book 21, page 84 and 85, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to HomeTrust Partners by Trustee's Deed from Chan McCullough, Substitute Trustee, of record in Instrument Number 20090223-0015435, R.O.D.C. Tennessee.

This is improved property known as: **112 Claiborne St, Nashville, TN 37210**

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 2nd day of August, 2010.

_____ Nancy Ryans

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 2nd day of August, 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 $40,000.-

_____
AFFIANT

Subscribed and sworn to me this 2nd day of aug., 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