THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me this 20 day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130044238 DEEDWARR
Recvd: 05/28/13 13:55 2 pgs
Fees:13.00 Taxes:129.50
20130528-0053553

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Quality Clean Carpets, etal.	Same	Map 81-7
1509 Emerald Bay Drive		Parcel 370
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HomeTrust Partners**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Quality Clean Carpets & Home Remodeling**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 71 on the Map of Cephas Woodard's Subdivision of Lots 5 and 6 in the Woodard's Property as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

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.

Being a part of the same property conveyed to HomeTrust Partners by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20120827-0076839, Register's Office for Davidson County, Tennessee.

This is property known as 1912 12th Avenue, North, Nashville, TN 37208.

The above-described property is sold AS IS, and no warranty is made by Grantor as to the condition of said property.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs,

assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 20 day of May, 2013.

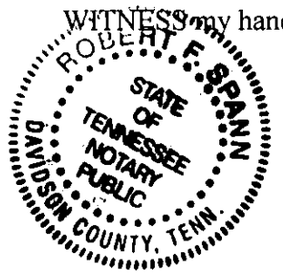
HOMETRUST PARTNERS
By:

Araminta Williams
ARAMINTA WILLIAMS, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Araminta Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a partner of HomeTrust Partners, a partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 20th day of May, 2013



NOTARY PUBLIC

My Commission Expires: 5-20-14