RE-RECORD

BOOK 10235 PG 144

This is being re-recorded to attach Exhibit A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES July 22, 2000
(AFFIX SEAL)

NOTARY PUBLIC LINDA S. HARRIS DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. McClain (NAME)	(NAME)	118-1
1110 Gilmore Avenue (ADDRESS)	3707 Hillsboro Rd (ADDRESS)	110
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Nashville Tn 37215 (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, Venture Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester C. McClain

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, State of tennessee described as follows to wit:

Being the east 45 feet of Lot No. 57 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 45 feet on the North side of Gilmore Avenue, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Venture Properties by deed from Aline Swain, Trustee for the William C. McCullogh Family Trust of record in Book 9469, page 41, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

See Exhibit A

0236901
IDENTIF. # REFERENCE

96 OCT 17 AM 9:16
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0239319
RE-RECORD
96 OCT 24 AM 8:35
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1110 Gilmore Avenue, Nashville, Tennessee 37204
(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 16th day of October, 19 96

Venture Properties
By: for Venture Properties
Chan McCullough, General Partner

144

RE-RECORD

STATE OF TENNESSEE
COUNTY OF

BOOK 10235 PG 145 BOOK 10227 PG 593

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 _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Chan McCullough and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the Venture Properties the within named bargainor, and corporation, and that he as such General Partner 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 Chan McCullough as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 1st day of October 19 96.

My commission expires July 22, 2000

_____
Notary Public

JAMES R. BLUMBERG
Notary at Large
Comm. Exp. 7-22-2000

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3499 10/24 0101 03CHECK 12.00

0853 10/17 0101 03CHECK 131.10

Venture Properties

700 Craighead St. #103
Nashville, TN 37204
615-383-3400

Exhibit A

RE-RECORD

BOOK 10235 PG 146

October 16, 1996

To Whom It May Concern:

The William C. McCullough Family Trust was created upon the death of William C. McCullough and named Ronald Gregory as trustee and his children Chan McCullough and Nancy Ryans as beneficiaries. Upon the death of Ronald Gregory in 1989, Aline Swain and Nancy Logan were appointed successor trustees, each having all the powers of the original trustee, including the full power to convey real estate owned by the trust. The trust functioned in this manner until 1992, at which time its remaining assets were conveyed unto Venture Properties, a Tennessee general partnership, comprised of Chan McCullough and Nancy Ryans.

Chan McCullough

Nancy Ryans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CHAN McCULLOUGH and NANCY RYANS the within named barginor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of October, 1996.

Notary Public

JAMES R. BLUMBERG
Seal Notary at Large
Comm. Exp. 7-22-2000

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.