Davidson County DEEDWARR
Recvd: 03/25/02 10:13 2pgs
Fees:13.00 Taxes:351.50
20020325-0035787

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

Address New Owners:
Steve Cordell Dobson & John D. Martin
909 Buchanan St.
Nashville, TN 37209

Send Tax Bills:
SAME

Map Parcel No:
81-12-25

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,

Venture Properties, a Tennessee general partnership

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Steve Cordell Dobson, a one-half undivided interest, and John D. Martin, a one-half undivided interest

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:, To-Wit:

Being part of Lots No. 210, 211, &212 on the Map of Cradock & Wetmore's Addition to the town of Nashville of record in Book 21, page 23, R.O.D.C., Tennessee. Said property fronts 100 feet on the southerly margin of Buchanan St. and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Venture Properties by Johnny Burroughs and wife, Linda Burroughs, by deed of record in Book 11112, page 923, R.O.D.C., Tennessee.

This is improved property known as: 909 Buchanan St., Nashville, TN 37209

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 my hand this 7th day of February, 2002.

_____ _____

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chan McCullough , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Venture Properties, the within named bargainor, a Tennessee general partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, 'Tennessee, this 7th day of February 2002.

RICHARD A. BRUMLOW
Notary Public, Davidson Co., TN
My Comm. Expires

Commission expires _____ Notary Public _____

RICHARD A. BRUMLOW NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 90,000-.

_____
AFFIANT

Subscribed and sworn to me this 25th day of March 2002.

Commission expires _____ ~~Notary Public~~ _____