Davidson County DEEDWARR
Recvd: 07/11/02 13:34 2pgs
Fees:13.00 Taxes:159.10

20020711-0083570

Address New Owners:
Manfred Polk
P.O. Box 1661
Brentwood, TN 37024

Map Parcel No:
82-3-65

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

Venture Properties, a Tennessee general partnership

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

Manfred Polk

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:

Being Lot No 78 on the Plan of Sharpe & Horne's Second Addition to East Nashville , as of record in Book 161, page 53, Register Office for Davidson County, Tennessee which may be referenced for a more complete description.

Said Lot No. 78 fronts 50 feet on the easterly side of Joseph Ave and extends back 145 feet between parallel lines to an alley.

Being the same property conveyed from Williams & Williams to Venture Properties by deed of record in Book 9559, page 717, Register's Office for Davidson County., Tennessee.

This is improved property known as: 911 Joseph Ave, Nashville, TN 37207

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 25th day of June, 2002.

Nancy Ryans

STATE OF TENNESSEE
COUNTY OF DAVIDSON Nancy Ryans

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 the managing partner of Venture Properties, the within named bargainor, a Tennessee general partnership, and that he as such managing partner is properly authorized and executed the foregoing instrument for the purpose therein contained, by signing the name of Venture Properties by himself as managing partner .

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June 2002.

Commission expires 1/29/2005 Notary Public W. McCullough

WILLIAM C. McCULLOUGH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $3,000.00.

Manfred Falk
AFFIANT

Subscribed and sworn to me this _____ day of _____, 2002.

Commission expires 1/29/2005 Notary Public W. McCullough

WILLIAM C. McCULLOUGH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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