WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
23L-090293

MORTGAGEE:

_____
_____
_____

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $24,000.00.

Trey Lewis
Affiant

Sworn to and subscribed before me on this the 2nd day of September, 2003.

Mary V. Brooks
NOTARY PUBLIC
My Commission Expires: 06/14/05

Address New Owner:	Send Tax Bills to:	Map-Parcel
Cameroon Properties, LLC	Same as Owner	071-02-0 042.00(Lot 11)
P. O. Box 2171		071-02-0 051.00 (Lot 21)
Hendersonville, TN 37077		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **VENTURE PROPERTIES, a partnership,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CAMEROON PROPERTIES, LLC, a Tennessee Limited Liability Company,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lots 11 and 21 on the Map of E. C. Scruggs First Avondale Plan, as of record in Book 161, Page 13, said Registers' Office to which plan reference is hereby made for a more complete and accurate legal description of said lots.

BEING the same property conveyed to VENTURE PROPERTIES, a partnership by Quitclaim Deed from WILLIAM C. McCULLOUGH, Trustee, and recorded in Book 8918, Page 440, said Register's Office.

Subject to restrictions, easements and setback lines of record, said Register's Office.

This is unimproved property known as 1202B Avondale Circle, Nashville, TN (Lot 11) and 1222A Avondale Circle, Nashville, TN (Lot 21).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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

Davidson County DEEDWARR
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Fees:13.00 Taxes:88.80
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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/our) hand(s) this the 2nd day of September, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

VENTURE PROPERTIES, a partnership

By: _____
Chan McCullough

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, undersigned, a Notary Public of the state and county aforementioned, 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 such persons to be partners of Venture Properties, the within-named bargainor, a partnership, and that such persons, as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such persons as partners.

Witness my hand and seal on this 2nd day of September, 2003.

_____
Notary Public

My commission Expires: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN