Davidson County DEEDWARR
Recvd: 10/22/03 12:35 2pgs
Fees:13.00 Taxes:29.60

20031022-0156299

Address New Owners:
Continental Financial Services, Inc
3720 Clarksville, Hwy
Nashville, TN 37218

Map Parcel No:
70-7-2

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

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

Continental Financial Services, Inc

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:

Land in the 13th Civil District of Davidson County, being part of Lots Nos. 1 and 2 on the unrecorded Plan of Subdivision of the J S Spurlock Land Company, described according to a survey made by John Wilkes, Civil Engineer, February 3, 1938, as follows:

Beginning in the center of Old Buena Vista Pike at the northeast corner of the property conveyed to Jack Raines and wife by deed from Mae Shaw and husband, of record in book 1414, page 179, R.O.D.C., Tennessee, thence with the center of said Pike, northe 35 deg west 262 feet; thence south 75 ¾ deg west 28 feet to the northeast corner of the property conveyed to Roy Haggard and wife, by deed from Mai Shaw and husband, of record in Book 1296, page 59, R.O.D.C.; thence with Haggard's easterly line, southwardly 252 feet; thence eastward 25 feet to the dividing line between Lots Nos. 1 and 2; thence with said dividing line, southward 8 feet, 1 inch, more or less, to the northwest corner of the Raines' northerly line eastwardly 102 feet, more or less, to the beginning.

Being the same property conveyed to Venture Properties from Aline Swain, Substitute Trustee by deed of record in Book 9460, page 941, Register's Office for Davidson County., Tennessee.

This is improved property known as: **2611 Old Buena Vista Pk, Nashville, TN 37218**

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 8th day of September, 2003.

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 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 8th day of Sept 2003.

Commission expires Sept 25, 2004 Notary Public Donna N Ray

DONNA N. RAY NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $8000.00.

AFFIANT

Subscribed and sworn to me this 18th day of September, 2003.

Commission expires March 6, 2006 poa Notary Public

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

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