Davidson County DEEDWARR
Recvd: 09/23/04 14:21 2pgs
Fees:13.00 Taxes:303.40
20040923-0115090

This Instrument Was Prepared By:

Kirk C. Waite
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $62,000.00

Affiant

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me,
This 20th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES JULY 19, 2008 My Commission Expires:_____

Address New Owner	Send Tax Bills to:	Map-Parcel
Stephanie D. Childress 2605 Bethwood Dr. Nashville, Tennessee 37207	Stephanie D. Childress 2605 Bethwood Dr. Nashville, TN ~~37~~ 37207	61-13-10.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Venture Properties** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephanie D. Childress**, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Shepardwood Subdivision, Section 2, as of record in Book 4460, page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Venture Properties by deed of record in Book 10445, page 299, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes 2004 and subsequent years
2. All matters set forth in Plat of record in 4460, Page 66, Register's Office for Williamson County, Tennessee.
3. Restrictive Covenants of record in Book 4572, page 960, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2605 Bethwood Drive, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of September, 2004

Venture Properties

By: _____
Chan McCullough, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander a Notary Public of the State and County aforesaid, personally appeared Chan McCullough, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Partner of Venture Properties, the within named bargainor, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Venture Properties by himself as such Partner.

Witness my hand, at Nashville, Tennessee, this 20th day of September, 2004.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

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