Davidson County DEEDWARR
Recvd: 05/16/05 09:48 2 pgs
Fees:13.00 Taxes:185.00

20050516-0054685

Address New Owners:
Michael S Crowsey & Jason A Leathers
943 Mayberry Ln
Ashland City, TN 37015

Map Parcel No:
60-15-23

Send Tax Bills to:
Same

PICK-UP

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

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

Michael S Crowsey & Jason A Leathers

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. 12 of Jones & Hart Subdivision, of record in Book 332, page 43, Register's Office for Davidson
County, Tennessee.

Said Lot No. 76 fronts 210 feet on the east side of Plum St and runs back easterly 218 feet on the south line and 222.5 feet on the north line to an alley on which it measures 140 feet and contains .9 acres, more or less

Being the same property conveyed to Venture Properties from Araminta Williams by instrument #20010823-091165 R.O.D.C.

This is improved property known as: **2405 Plum St, Nashville, TN ~~37209~~ 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 5th day of May, 2005.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 5th day of May 2005.

My Commission Exp. Jan. 24, 2009

Commission expires _____ Notary Public _____

JOHN L. HAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $50,000.

_____

AFFIANT

Subscribed and sworn to me this 5th day of May, 2005.

My Commission Exp. Jan. 24, 2009

Commission expires _____ Notary Public _____

JOHN L. HAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220