Book 34

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24994-12-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Angela Starling Affiant Subscribed and sworn to before me this 13th day of January, 2006. Lynda Kaye Jones Notary Public My Commission Expires: 1/23/06

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

WARRANTY DEED

Address New Owner: Santos A. Ventura 3919 East Ridge Drive Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.148.10-0 Parcel No. 059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles W. Hollingsworth**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Santos A. Ventura** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3919 East Ridge Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of January, 2006.

Charles W. Hollingsworth

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles W. Hollingsworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2006.

Notary Public

My Commission Expires: 11/25/2006

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

Davidson County DEEDWARR
Recvd: 01/19/06 14:06 2 pg
Fees:13.00 Taxes:407.00

20060119-0007405

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Section Two Locustwood, as of record in Plat Book 2331, page 147, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles W. Hollingsworth and Charles E. Watson, tenants in common with right of survivorship by Deed dated, August 21, 1997 from Susan H. Lollis, unmarried of record in Book 10590,page 406, Register's Office for Davidson County, Tennessee. The said Charles E. Watson having since died.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 2601, page 453, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2331, page 147, Register's Office for Davidson County, Tennessee.