Davidson County DEEDWARR
Recvd: 02/03/06 08:14 2 pgs
Fees:13.00 Taxes:74.00
20060203-0013404

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Rivercrest Homes, LLC<br>1520 Towne Park Lane<br>Franklin, TN 37067 | same | 147 07 0 069.00 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Venture Properties, a Tennessee General Partnership**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Rivercrest Homes, LLC**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being property known as Lot 16, on the map of T. G. Cook's Resubdivision of the B. F. Cook Old Home Place as of record in Book 547, page 163, RODC, TN.
>
> Being part of the same property conveyed to Venture Properties, a Tennessee General Partnership, by deed from Aline Swain, Substitute Trustee for the William C. McCullough Family Trust, of record in Book 9460, page 941, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2006 property taxes are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Book 547, page 163, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

AND VENTURE PROPERTIES COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND VENTURE PROPERTIES FURTHER covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against 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.

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rivercrest homes providence heights.wd

This unimproved property is known as: 4418 Providence Heights, Nashville, TN 37211.

WITNESS MY HAND this 31st day of January, 2006, in Franklin, Tennessee.

VENTURE PROPERTIES,
a Tennessee General Partnership

BY: _____
Chan McCullough, partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, 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 partner of Venture Properties, the within named bargainor, a Tennessee General Partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the General Partnership by himself as partner.

Witness my hand, at office in Franklin, Tennessee, this 31st day of January, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $20,000.00.

_____
AFFIANT

Sworn to and subscribed to me, the undersigned, this 31st day of January, 2006, in Franklin, Tennessee.

_____
NOTARY PUBLIC

My Commission Expires: 7-24-07

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