Davidson County DEEDWARR
Recvd: 03/09/07 15:42 2 pgs
Fees:13.00 Taxes:703.00

20070309-0029641

**THIS INSTRUMENT PREPARED BY:**
**Hugh W. Entrekin**
**MOORELAND TITLE COMPANY, LLC**
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $190,000.00

Anne D. Weldon
AFFIANT

Subscribed and sworn to before me, this 1st day of March

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

**Address New Owners as Follows:** **Send Tax Bills To:** **Map-Parcel Number:**

Fariboz Ferdowsi
6009 Manassas Ct. SAME 105-9-261.00
Brentwood, TN 37027

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), 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** ("Grantor") does hereby bargain, sell, transfer and convey unto **Fariboz Ferdowsi** ("Grantee") his heirs and assigns, all of its right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 27 in W.S. Criddle's Subdivision of Lot No. 1 Lawrence Plan of Lots as of record in Book 57, page 84, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 27 fronts 50 feet on the south side of Bate (formerly Cleveland) Avenue and runs back between parallel lines 145 feet to an alley.**

**Being the same property conveyed to Venture Properties, a partnership, of record in Book 9205, page 621, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Fariboz Ferdowsi**, his heirs and assigns, forever.

AND **Venture Properties** does hereby covenant with **Fariboz Ferdowsi**, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Venture Properties** does further covenant and bind itself, its successors and representaives to warrant and forever defend the title to said land to **Fariboz Ferdowsi**, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 1011 Bate Ave., Nashville, TN 37204

IN WITNESS WHEREOF, this Warranty Deed has been executed this 28th day of February, 2007.

Note: Venture Properties is a Tennessee general partnership consisting of Chan McCullough and Nancy Ryans. Chan McCullough having authority to execute any and all documents as managing partner on behalf of Venture Properties, authority being granted to him in the Partnership Agreement for Venture Properties, dated November 10, 1992.

Venture Properties, a Tennessee general partnership

Chan McCullough, Managing Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Partner of Venture Properties, the bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Venture Properties by himself as such Managing Partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this 28th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

**Permitted Encumbrances**

1. County Taxes for 2007 have been pro-rated and are to be paid by Grantee, all subsequent years, a lien not yet due and payable.

2. Plan of record in Plat Book 57, page 84, Register's Office for Cheatham County, Tennessee.

3. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey or inspection would disclose.