WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
MARCH 9, 2010

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
All-Star Title Inc., 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D Venus	**James D Venus**	**14904005600**
(NAME) **283 Bell Rd.**	(NAME) **283 Bell Rd.**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Terry G Towery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James D Venus and wife, Betty L Venus

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Edge O Lake Subdivision, Section 5, as of record in Book 3500, Page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 307 fronts 80 feet on the westerly side of Bell Road and runs back between parallel lines 150 feet to a line at the rear on which it measures 80 feet.

Being the same property conveyed to Cecil A. Towery and wife, Mary R. Towery by deed from Thurman and Stevens Construction Co., Inc. of record in Book 3941 and Page 720 on 09/28/1965 and filed for record on 10/01/1965, Register's Office for said County.
Being the same property conveyed to Terry G. Towery by deed from Mary Ruth Towery Estate of record in Instrument 200701300012108 on 02/22/2002 and filed for record on 01/30/2007, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as **283 Bell Rd., Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the 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 land 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 land to the said GRANTEES, their heirs 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.

Witness my hand this **4th** day of **February, 2008.**

Terry G Towery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Terry G Towery**

Davidson County DEEDWARR
Recvd: 02/06/08 12:15 2 pgs
Fees:13.00 Taxes:333.00
20080206-0012381

the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **February 4, 2008**

Notary Public

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
MARCH 9, 2010