03

Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/28/08 12:40 2 pgs
Fees:13.00 Taxes:379.25

20080528-0054257

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $102,500.00

Affiant

Subscribed and sworn to before me, this ___ **day of** Davidson, **2008.**

Notary Public
My commission expires: 7/24/2011

KAREN GOLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-0801-35177

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Yirgalem G. Malde	SUNTRUST MORTGAGE, INC.	136-14-0-205.00
575 Castlegate Drive	1001 SEMMES AVENUE	
Nashville TN 37217	RICHMOND, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ida Y. Currie and Alvin F. Venson, Bill J. Venson, James E. Venson and Larry Venson, Tuere Imhotep and Elizabeth Gooch, Heirs at Law of Barbara Venson Snell, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Yirgalem G. Malde, hereinafter called the Grantees, their successors 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. 73A on the Plan of Zone Lot Division Harbor Gate Subdivision Section 2 Lots 73, 74, and 75, of record in Book 6250, Page 33, amended in Book 6900, Page 297, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Venson Snell and Evelyn Jane Venson, unmarried persons as joint tenants with right of survivorship by deed from Julie A. Proctor and Mildred A. Wallace, dated 5-29-97, recorded 6-2-97 of record in Book 10474, Page 23, Register's Office for Davidson County, Tennessee. Evelyn Jane Venson having since died. Being further conveyed to Barbara Venson Snell by quitclaim deed of record in Instrument No. 20060207-0014984, Register's Office for Davidson County, Tennessee. Barbara Venson Snell having since died, leaving Ida Y. Currie, Alvin F. Venson, Bill J. Venson, James E. Venson, Larry Venson, Tuere Imhotep and Elizabeth Gooch, as her sole surviving heirs at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 575 Castlegate Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of ~~February~~ March, 2008.

Ida Y. Currie
Ida Y. Currie, Heir at Law of Barbara Venson Snell, deceased

Alvin F. Venson
Alvin F. Venson, Heir at Law of Barbara Venson Snell, deceased

Bill J. Venson
Bill J. Venson, Heir at Law of Barbara Venson Snell, deceased

James E. Venson
James E. Venson, Heir at Law of Barbara Venson Snell, deceased

Larry Venson
Larry Venson, Heir at Law of Barbara Venson Snell, deceased

Tuere Imhotep by Ida Y. Currie
Tuere Imhotep, Heir at Law of Barbara Venson Snell, deceased
By: Ida Y. Currie, Attorney in Fact

Elizabeth Gooch by Ida Y. Currie
Elizabeth Gooch, Heir at Law of Barbara Venson Snell, deceased
By: Ida Y Currie, Attorney in Fact

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 Ida Y. Currie and Alvin F. Venson, Bill J. Venson, James E. Venson and Larry Venson, Heirs at Law of Barbara Venson Snell, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of March, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

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 Ida Y. Currie, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Tuere Imhotep and Elizabeth Gooch, and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2008.

2/22/2009
Commission expires

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN