Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2008. Notary Public My Commission Expires: 06/29/2010

WARRANTY DEED

Preparer's File #-08E0404

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Venture Properties 910 Kipling Drive Nashville, TN 37217	Venture Properties 905 Travelers Ct. Nashville, TN 37220	107-14-O-008.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DWAYNE T. HANVEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto VENTURE PROPERTIES, hereinafter called the Grantee(s), their heirs and assigns, that 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. 67 on the Plan of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dwayne T. Hanvey by Warranty Deed from Mary Katherine Richardson of record in Instrument No. 20020705-0081310, dated 7/5/2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **910 Kipling Drive, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **23rd** day of **May, 2008**:

Dwayne T. Hanvey by Richard W. Hanvey Attorney In Fact
Dwayne T. Hanvey
By Richard Wayne Hanvey, Jr., Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 06/05/08 08:33 1 pgs
Fees:13.00 Taxes:247.90
20080605-0057600

State of Tennessee
County of Williamson

On this 23rd day of May, 2008, before me personally appeared *Dwayne T. Hanvey, by Richard Wayne Hanvey, Jr., as his Attorney In Fact*, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *Dwayne T. Hanvey*, and who acknowledged that such person executed the same as the free act and deed of *Dwayne T. Hanvey*.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 06/29/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON