BILL GARRETT, Davidson County
Trans:T20100029683 DEEDWARR
Recvd: 05/18/10 08:16 2 pgs
Fees:13.00 Taxes:444.00
20100518-0038028

Address New Owners:
Jacqueline Y. Love, etal
1605 Emerald Dr
Nashville, TN 37208

Map Parcel No:
69-15-2

Send Tax Bills to:
SAME

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Venture Properties

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Jacqueline Y. Love and Kristle L. Love and Kendra D. Love

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee described as Lot No. 7 on the plan of Hydes Ferry Park, Section 1, of record in Book 2330, page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 103.2 feet on the westerly margin of Emerald Drive and extends back 403.3 feet on the northerly line and 266.0 feet on the southerly line to a curved line along the easterly margin of the Tennessee margin of the Tennessee Central Railroad right-of-way, measuring 238.0 feet thereon.

Being the same property conveyed from Jane Ann McCullough, Trustee to Venture Properties by Trustee's Deed of record 20091015-009553 in R.O.D.C, Tennessee.

This is improved property known as: **1605 Emerald Drive, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 our hands this 28th day of April, 2010.

Nancy Ryans

Nancy Ryans, Partner - Venture Properties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nancy Ryans, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the partner of Venture Properties, the within named bargainor, a Tennessee general partnership, and that she as such partner is properly authorized and executed the foregoing instrument for the purpose therein contained, by signing the name of Venture Properties by herself as partner .

Witness my hand and official seal at Nashville, 'Tennessee, this 28th day of April 2010.

Commission expires 1/7/13 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $120,000.

_____
AFFIANT

Subscribed and sworn to me this 28th day of April, 2010.

Commission expires 1/7/13 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument prepared by:
Chan McCullough
700 Craighead St #103
Nashville, TN 37204