BILL GARRETT, Davidson County
Trans:T20100045548 DEEDWARR
Recvd: 07/26/10 12:30 2 pgs
Fees:13.00 Taxes:277.50
20100726-0058378

Address New Owners:
Jimmy Dennis & Santez Boykins
909 Buchanan St
Nashville, TN 37208

Map Parcel No:
81-12-25

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, a Tennessee general partnership

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

Jimmy Antawan Dennis, a one-half undivided interest, and
Santez Boykins, a one-half undivided interest

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 being part of Lots No. 210, 211, and 212 on the Map of Craddock and Wetmore's Plan of Nashville , of record in Book 21, page 23, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Said property fronts 100 feet on the southerly margin of Buchanan St and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Venture Properties by Steve Cordell Dobson and John D. Martin, by Deed of record instrument # 20021016-0127261, R.O.D.C.

This is improved property known as: **909 Buchanan St, 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 16th day of July, 2010.

_____ Nancy Ryans

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 Nancy Ryans, a partner in Venture Properties, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged 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 said partner .

Witness my hand and official seal at Nashville, 'Tennessee, this 16th day of July, 2010.

Commission expires January 7, 2013 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 $75,000.

AFFIANT

Subscribed and sworn to me this 19 day of July , 2010.

Commission expires 4/23/2013 Notary Public

CHARLENE SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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