BILL GARRETT, Davidson County
Trans:T20100056785 DEEDWARR
Recvd: 09/10/10 09:12 2 pgs
Fees:13.00 Taxes:148.00
20100910-0071941

Address New Owners:
Alvin C. Juma
103 Haverford Ct.
Hendersonville, TN 37075

Map Parcel No:
82-4-235

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

Alvin C. Juma

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. 28 on the Plan of Carter Lane Place as of record in Book 547, page 105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Venture Properties by Trustee's Deed from Chan McCullough, Substitute Trustee, of record in Instrument Number 20090223-0015433, R.O.D.C, Tennessee.

This is improved property known as: **876 Carter St, Nashville, TN 37206**

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 2nd day of September, 2010.

Nancy Ryans
for 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 2nd day of September 2010.

Commission expires 1/7/2013 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 $40,000- .

_____

AFFIANT

Subscribed and sworn to me this 3rd day of Sept , 2010.

Commission expires 25 Sept 2010 Notary Public _____

ANDREW B. ELMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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