BILL GARRETT, Davidson County
Trans:T20100064558 DEEDWARR
Recvd: 10/12/10 11:43 2 pgs
Fees:13.00 Taxes:170.20
20101012-0081659

Address New Owners:
**Bobbie Sue Hastings**
**191 Bayshore Dr**
**Hendersonville, TN 37075**

Map Parcel No:
60-15-23

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

**Bobbie Sue Hastings**

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 Lot No. 12 of the Jones and Hart Subdivision, a plan of which is of record in Book 332, page 43 Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 210 feet on the east side of Plum Street and runs back easterly 218 feet on the south line and 222.5 feet on the north line, to an alley on which it measures 140 feet, and contains .9 acres, more or less.

Being the same property conveyed to Venture Properties by deed from Michael C. Crowsey and Jason A. Leathers, of record Instrument No. 20051110-0136408 Register's Office for Davidson County, Tennessee.

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 12th day of October, 2010.

Nancy Bryson

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, and who, upon oath, acknowledged herself to be a partner of Venture Properties, a Tennessee general partnership, the within named bargainor, and that she as such partner 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 12th day of October 2010.

Commission expires 1/7/2013 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $46,000.

_____
AFFIANT

Subscribed and sworn to me this 12th day of October, 2010.

Commission expires 1/7/2013 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220