BILL GARRETT, Davidson County
Trans:T20110015048 DEEDWARR
Recvd: 03/14/11 11:34 2 pgs
Fees:13.00 Taxes:111.00
20110314-0019988

Address New Owners:
Jimmy Antawan Dennis
& Santez Boykin
909 Buchanan St
Nashville, 37208

Map Parcel No:
81-12-34

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

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 Boykin, 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 Lot No. 203 on the Map of Town or McGavock, as of record in Book 21, page 23, Register's Office for said County, described as follows:

Beginning in the westerly margin of 9th Avenue North, at the corner of Lots Nos. 203 and 204; thence with said Avenue, in southeasterly direction 27 feet to a point; thence leaving said Avenue, crossing the corner of Lot No. 203, south 16 deg. 20' 30" west 52.06 feet to a point in the northerly margin of Jane Street; thence with Jane Street in a westerly direction, 103.27 feet to an allay; thence with said alley in a northwesterly direction 50 feet to the comer of Lots 203 and 204; thence northeasterly with the line between said lots, 150 feet to the beginning.

Being the same property conveyed from HENRIETTA BAILEY, A WIDOW AND JERALDINE PATTON and husband, DORRIS E. PATTON, JR. to VENTURE PROPERTIES of record in Boot 10734, page 647, Register's Office for Davidson County, Tennessee.

This is improved property is known as: **1701 9th Avenue North, 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 21st day of December, 2010.

Nancy Ryans

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 a partner of Venture Properties, the within named bargainor, a Tennessee general partnership, and that he 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 21st day of December, 2010.

Commission expires 1/1/2013 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 30,000 .

AFFIANT

CHARLENE SHELTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to me this 22 day of December, 2010.

Commission expires 4/23/2013 Notary Public _____

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