WARRANTY DEED

ET-11-2219

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

John E. Paulson
Affiant

Subscribed and sworn to before me, this 17th DAY OF June, 2011.

Connie J. Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Wm J. Venable IRA (NAME) Pensco Trust Company Custodian	Pensco Trust Company Custodian (NAME)	
560 Mission St., Suite 1300 (ADDRESS)	560 Mission St., Suite 1300 (ADDRESS)	53-3-188.00
San Franscisco, CA 94105 (CITY) (STATE) (ZIP)	San Franscisco, CA 94105 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN P. SATURLEY JR., A MARRIED MAN, JOINED BY HIS WIFE, ANGELA SATURLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PENSCO TRUST COMPANY CUSTODIAN FBO WILLIAM J. VENABLE IRA PENSCO ACCT# 70002649, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 201, VILLAGE OF OLD HICKORY, SECTION "B", as shown on plat of record in Plat Book 1424, Page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John P. Saturley, Jr., unmarried by Warranty Deed from Sue R. Payne, widow, recorded on the 11th day of March, 1999 in Deed Book 11379, Page 943, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2011, and subsequent years, matters contained on the plat of Village of Old Hickory, Section "B" as recorded in Plat Book 1424, Page 67, as amended, and any and all existing easements, dedications, and/or restrictions as shown of record.

GRANTOR'S spouse, Angela Saturley, hereby joins in this conveyance for the sole purpose of relinquishing any rights she may have in or to the property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 1300 Clarke Street, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land 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 land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 17th day of June, 2011.

John P. Saturley, Jr.
John P. Saturley Jr.

Angela Saturley

BILL GARRETT, Davidson County
Trans:T20110038575 DEEDWARR
Recvd: 06/28/11 12:08 2 pgs
Fees:13.00 Taxes:364.45

20110628-0049335

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 17th day of June, 2011, before me personally appeared John P. Saturley Jr. and Angela Saturley to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness our hands and official seals, this the 17th day of June, 2011.

Notary Public
My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520