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

Map Parcel No:
81-12-26

Send Tax Bills to:
SAME

BILL GARRETT, Davidson County
Trans:T20120012337 DEEDWARR
Recvd: 02/21/12 09:25 2 pgs
Fees:13.00 Taxes:129.50
20120221-0014517

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 the easterly 40 feet of Lot No. 210 on the Map of McGavock Addition to the Town 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 part of Lot No. 210 fronts 40 feet on the southerly margin of Buchanan St (formerly Hydes Ferry Rd) and extends back between lines 150 feet, more or less, to an alley.

Being the same property conveyed fromHarris Trust and Savings Bank, Trust for Cityscape Home Equity to Venture Properties, by Deed of record instrument # 20040722-0087602, R.O.D.C.

This is improved property known as: **905 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 1st day of December, 2011.

Granvita Williams

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 Araminta Williams, 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 Home Trust Partners by herself as said partner .

Witness my hand and official seal at Nashville, 'Tennessee, 1st day of December, 2011

Commission expires 1/7/13 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 35,000 .

AFFIANT

Subscribed and sworn to me this 1st day of December, 2011

Commission expires 1/7/13 Notary Public

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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