Prepared by: John G. Doak, Sr., Atty, TBA No.2343, 2525-A Lebanon Pike, Nashville, TN 37214-2414

Warranty Deed

From:	Peter B. Halverstadt and Wife Barbara D. Halverstadt
To:	Venite Partnership, A Delaware Partnership
Address:	142 5th Avenue North, Franklin TN 37064
Send Tax Bills To:	Venite Partnership
Address	142 5th Ave. N., Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20120030219 DEEDWARR
Recvd: 04/25/12 11:02 1 pgs
Fees:13.00 Taxes:1295.00
20120425-0035382

Map 117-02 Parcel # 160.00

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is: $ 350,000.00

JOHN G. DOAK, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Peter B. Halverstadt
Affiant

Sworn to and subscribed before me on 04/24/2012

John G. Doak Sr
Notary Public

My Commission Expires on: 11/07/2012.

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Thousand ($350,000.00) Dollars, cash paid to Grantors by Grantee, Grantors, Peter B. Halverstadt and wife Barbara D. Halverstadt, have this day bargained and sold, and do hereby transfer and convey unto Grantee, Venite Partnership, a Delaware Partnership, its successors and assigns, certain real estate located in the 7th (formerly the 11th) Civil District of Davidson County Tennessee, described as follows:

Part of Lot No. 1, in the Plan of Farm Lands of Samuel Watkins, deceased, as of record in Book 57, page 16, Registers Office for Davidson County, Tennessee (RODC hereafter); and Being Lot 9, Block 2 as of record in Book 974, page 24, RODC.

Said Lot 9 Block 2 fronts 75 feet on the Southerly side of Sharondale Drive and runs back 271.5 feet on the Easterly side and 268 feet on the Westerly side, to a line at the rear measuring 73.6 feet thereon; and,

Being part of the real property conveyed to Peter B. Halverstadt and wife Barbara D. Halverstadt by quitclaim deed from Peter B. Halverstadt of record as instrument # 200910160095944, RODC.

This is improved property, known as:2503 Sharondale Drive, Nashville TN 37215

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee, **Venite Partnership**, a Delaware Partnership, successors and assigns forever; and we covenant that we are lawfully seized and possessed of said real estate, that we have a good right to convey it and that the same is unencumbered, except for the existing first mortgage which Grantee is taking **"subject to"** and by accepting this conveyance and causing the same to be recorded Grantee is agreeing to payoff as part of the consideration mentioned above; and this conveyance is subject to the restrictive covenants and easements of record and is subject to all applicable Metro zoning ordinances, rules and regulations of record + 2012 *et seq.* Metro Property Taxes **(not yet due or payable)**.

Grantors further covenant and bind themselves heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, successors, and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we, have hereby set our hands on: 04/24/2012.

Peter B. Halverstadt

Barbara D. Halverstadt

STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, Peter B. Halverstadt and wife Barbara D. Halverstadt , with whom I am personally acquainted and who swore to and subscribed the within instrument and then acknowledged that, they and each of them had executed the same their own free act and deed and for the purposes therein contained.

Witness my hand and official Stamp of Office in Davidson County, Tennessee on 04/24/2012.

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John G. Doak Sr
Notary Public

My Commission Expires on: 11/07/2012.