BILL GARRETT, Davidson County
Trans:T20120063855 DEEDQC
Recvd: 08/27/12 10:58 2 pgs
Fees:12.00 Taxes:0.00

20120827-0076837

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

Address New Owners:

Margaret D. R. Vaughan and
Sandra & Greg Cooke
1150 Rural Hill Rd
Antioch, TN 37013

Send Tax Bills to:
SAME

Map Parcel No:
11911007400

QUITCLAIM 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 does hereby quitclaim unto Margaret D. R. Vaughan and Sandra & Greg Cooke all its interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 63 on the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee hereby referenced for a more complete description.

Being the same property conveyed unto Venture Properties by Final Decree of the Chancery Court for Davidson County, Tennessee, instrument #19991208-0300994, R.O.D.C., Tennessee. This property was redeemed by Sandra & Greg Cooke, as representative for Margaret Vaughan, but the redeeming party failed to record the Decree for Redemption. Said property was sold again by the Chancery Court for delinquent taxes as part of Civil Tax Action #09-437-II and subsequently redeemed by Greg Cooke by Decree for Redemption of record instrument #20120621-0054366, R.O.D.C., Tennessee, at which time the property was put back into the name of Venture Properties as owner.

This is improved property known as: **2811 Ennis Rd, Nashville, TN 37210**

WITNESS our hands this 27th day of August, 2012.

Nancy Ryans _____

STATE OF TENNESSEE
DAVIDSON COUNTY

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 she 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 27th day of August 2012.

Commission expires 1/7/2013 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 0 .

Nancy Ryans

AFFIANT

Subscribed and sworn to me this 27th day of August, 2012.

Commission expires 1/7/2013 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON