WARRANTY DEED

FROM: Arthur Jones, Jr. and wife, Jean H. Jones
TO: Joan T. Venuto, unmarried

Address New Owner(s):

Ms. Joan Venuto
1301 Neely's Bend Road Unit A-7
Madison Tennessee 37115

Send Tax Bills to:
Metropolitan Federal
Savings & Loan
P. O. Box 995
Nashville, Tennessee 37202-0995

Map-Parcel No.
Map 52-16A
Parcel 9-Co

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 907 Two Mile Parkway, Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $38,806.91

Joan T. Venuto
AFFIANT

Subscribed and sworn to before me, this the 1st day of September, 1988.

Mimi S. Hurd
NOTARY PUBLIC

My commission expires: May 20, 1992

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 6272, page 924, Register's Office for Davidson County, Tennessee, to secure to the original principal amount of $34,800.00, payable as therein specified; ARTHUR JONES, JR. and wife, JEAN H. JONES hereinafter called "Grantors," have this day bargained and sold, and do hereby transfer and convey unto JOAN T. VENUTO, unmarried, hereinafter called "Grantee", her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. A-9 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Arthur Jones, Jr. and wife, Jean H. Jones by deed from Central Tennessee Investment Company, Inc. of record in Book 5707, page 892, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment Unit No. A-9, Neely's Bend Condominium, 1301 Neely's Bend Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1988, funds for which are held in escrow by Metropolitan Federal Savings & Loan Association.

2. All terms and provisions of the Master Deed of record in Book 5483, page 86, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Neely's Bend Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee under Document No. 00090 01074, in Book 5476, page 765, Register's Office, Davidson County, Tennessee and the By-Laws and Rules and Regulations of said corporation.

4. Easements and restrictions as shown on the plat of Neely's Bend Condominium of record in Book 5200, page 200, Register's office, Davidson County, Tennessee.

5. A deed of trust from Arthur Jones, Jr. and wife, Jean H. Jones to Metropolitan Federal Savings & Loan Association, executed April 16, 1984 and recorded in Book 6272, page 924, Register's office for Davidsion County, Tennessee to secure the payment of a note in the amount of $34,800.00 payable as therein specified.

6. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor.

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

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Neely's Bend Condominium and Neely's Bend Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Neely's Bend Condominium Association, Inc. in connection with Neely's Bend Condominium.

Grantee, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against the real property herein conveyed to Grantee on or before January 1 of each year following the year for which such taxes are assessed. Grantee agrees that if such taxes are not paid by said date, then Grantors may elect to pay such real property taxes, and in such event Grantors shall have the right to collect the amount of such taxes paid from Grantee plus interest from the date of such payment at the highest rate permitted to be charged under the laws of the State of Tennessee in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantee shall be binding upon the heirs, successors and assigns of Grantee and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1999, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this 1st day of September, 1988.

"GRANTORS"

ARTHUR JONES, JR.

JEAN H. JONES

"GRANTEE"

JOAN T. VENUTO

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mona S Hord, a Notary Public in and for said County and State, Arthur Jones, Jr. and Jean H. Jones, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of September, 1988.

Notary Public

My commission expires: May 20, 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mona S Hord, a Notary Public in and for said County and State, Joan T. Venuto, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of September, 1988.

Notary Public

My commission expires: May 20, 1992

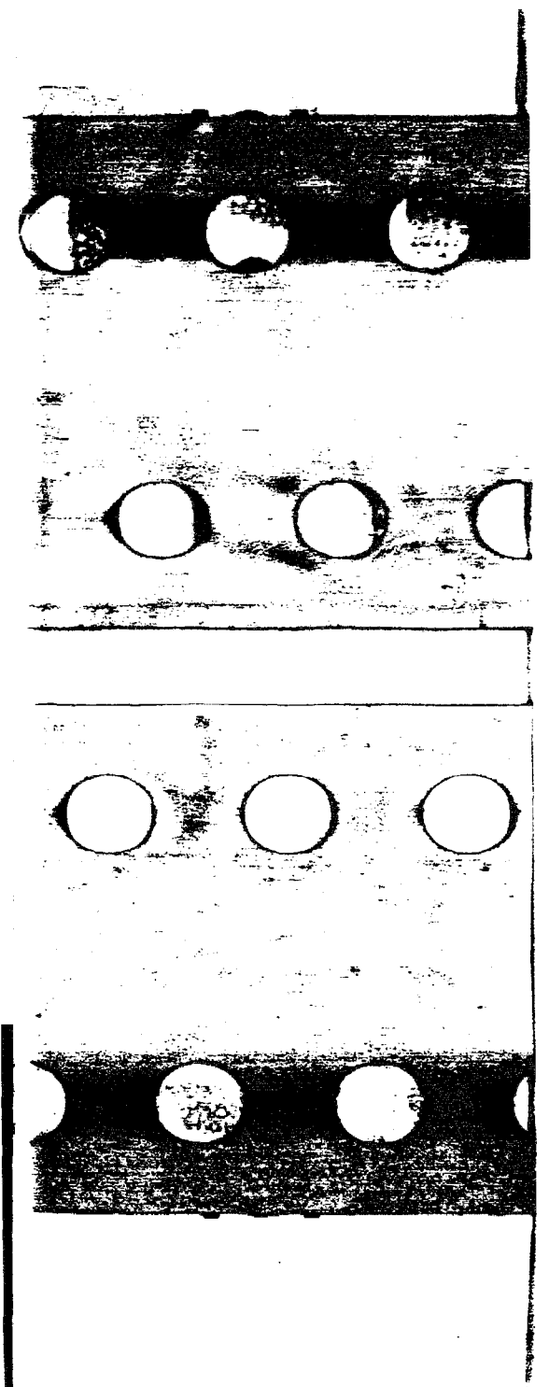
64149

IDENTIFICATION

SEP 1 2 52 PM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

MAIL ENV



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7642 PAGE 482

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 38806.91
CON TX 128.04
PRFEE 0.50
WDEED 9.00
TOTAL 137.54
CHECK 137.54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/98 01 14:52 0001 3167

6 4 1 4 9

IDENTIFICATION REFERENCE

SEP 1 2 52 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 130250