File Box 38 File 9417

WARRANTY DEED

BOOK 8108 PAGE 925

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS W. VENTRESS (NAME)	BANC BOSTON MORTGAGE CORPORATION (NAME)	Map 133-3
111 Vaden Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 44090 (STREET ADDRESS)	Parcel 166
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32231 (CITY) (STATE) (ZIP)	Field Bk. 6DA54660

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JOHN F. BRUCATO AND WIFE, JAN M. BRUCATO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS W. VENTRESS AND WIFE, LINDA E. VENTRESS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Glencoe Acres Section II, as of record in Plat Book 1835, page 136, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John F. Brucato and wife, Jan M. Brucato by deed from N. Hugh Norman, an unmarried person of record in Book 7396, page 508, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 136, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 30, 1987, in the original principal sum of $67,450.00, payable to Commerce Union Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7396, page 511, said Register's Office.

2617.3

INTANGIBLE TAX REFERENCE

MAY 15 8 56 AM '90

FELIX Z WILSON REGISTER DAVIDSON CO. TN

1516 05/15 0101 03CHECK 246.58

This is improved (XX) unimproved ( ) property, known as 111 Vaden Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of May, 19 90

John F. Brucato
JOHN F. BRUCATO

Jan M. Brucato
JAN M. BRUCATO

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN F. BRUCATO AND WIFE, JAN M. BRUCATO with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 14th day of May, 19 90.

My commission expires 3/27/93 Notary Public Catherine C. Hensley

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,623.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 90

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

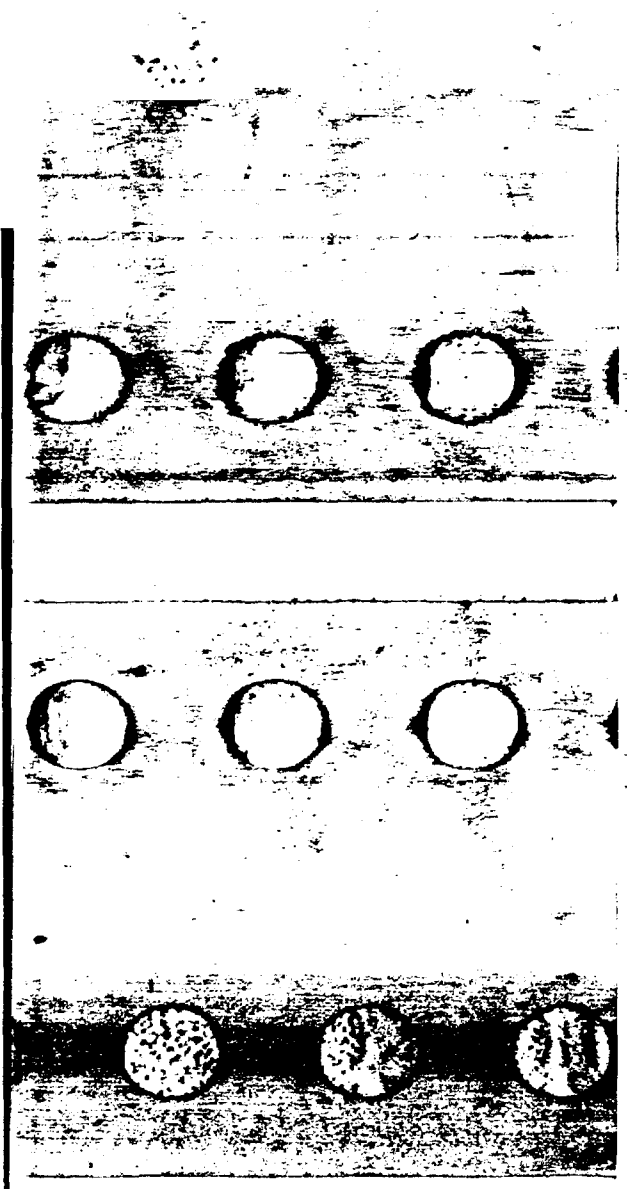
JOHN F. BRUCATO AND WIFE, JAN M. BRUCATO

TO

THOMAS W. VENTRESS AND WIFE, LINDA E. VENTRESS

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	72623.55
CON TX	239.58
PRFEE	1.00
MTEED	6.00
TOTAL	246.58
CHECK	246.58

05/15/90 01 08:58 0001 1516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26173

IDENTIFICATION

MAY 15 8 56 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 318970