276

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Arnold Ventura	Fleet Real Estate Funding Corp.	MAP and PARCEL
Pamula K. Winston	Attn: Tax Dept.	
4540 Raccoon Trail	324 West Evans, PO Bx 100537	87-01-27
Hermitage, TN 37076	Florence, SC 29501-0537	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **O. Dale Stanley and Cheryl Sylvester Stanley, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Arnold Ventura, unmarried, and Pamula K. Winston, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 114 on the plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to O. Dale Stanley and wife, Cheryl Sylvester Stanley by deed from Joel E. Saunders and wife, Brenda J. Saunders of record in Book 9064, Page 364, Register's Office, Davidson County, Tennessee.

This is property with a common address of 4540 Raccoon Trail, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6900, Page 724, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 7557, Page 377, in Book 7567, Page 103, in Book 7934, Page 796, and in Plat Book 7688, Page 804, said Register's office; 4) Deed of Trust executed by Joel E. Saunders and wife, Brenda J. Saunders to Richard K. Smith, Bruce Kleinschmidt or Vicki L. Smith, Trustees of record in Book 7957, Page 832, dated September 29, 1989, and secured to CTX Mortgage Company in the principal amount of $99,500.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.

1993 04 13 0101 03C-ECK 424.21

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $112,217.63

X Arnold Ventura
Affiant

Subscribed and sworn before me this 14th day of April, 1994.

My Commission Expires: 7/23/94
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **14th** day of **April, 1994.**

BOOK 9314 PAGE 875

O. Dale Stanley

Cheryl Sylvester Stanley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **O. Dale Stanley and Cheryl Sylvester Stanley, husband and wife** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **14th** day of **April, 1994.**

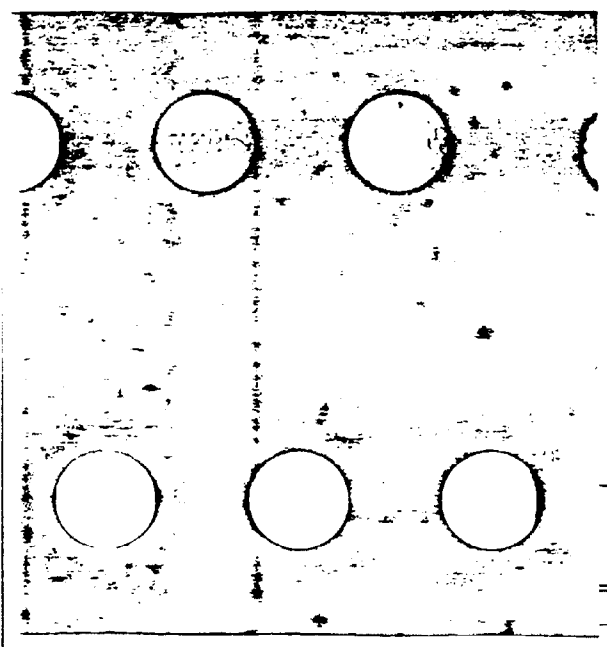
Notary Public
My Commission Expires:

File No. 9404-114

94 APR 18 AM 10:36

FELIX DAVIDSON CO. TN.

I.0003
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

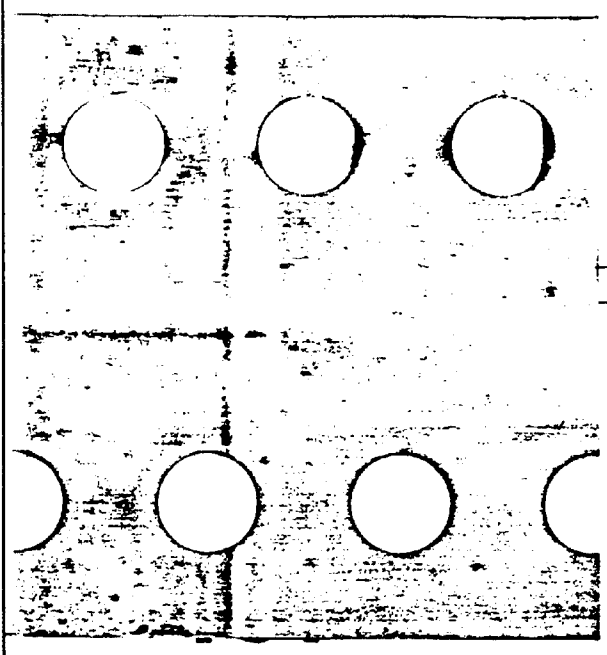
RECEIVED OF _____

FOR _____

BOOK 9314 PAGE 876

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



40003

IDENTIFICATION REFERENCE

94 APR 18 AM 10:38

REGISTER
DAVIDSON COUNTY, TN.

DAMT 112217.63
DON TX 415.21
PRFEE 1.00
[illegible] 8.00
TOTAL 424.21
CHECK 424.21

[illegible]/94 01 10:39 0001 5055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 780237