SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9410 PAGE 197

ADDRESS NEW OWNER:
Carol A. Ventura and Frank R. Ventura
5141 Millbrook Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle
Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 155-15
GROUP A
PARCEL 115

WARRANTY DEED

8035 07/13 0101 03CHECK 578.80

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas Lee Nichting and wife, Cynthia Laws Nichting, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carol A. Ventura and husband,Frank R. Ventura, hereinafter called the Grantees, their 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. 115 on the Plan of Stonemeade, Section II, of record in Book 7900, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Thomas Lee Nichting and wife, Cynthia Laws Nichting by deed from Centex Real Estate Corporation, as of record in Book 9175, page 588, Register's Office for Davidson County, Tennessee.

This is improved property known as 5141 Millbrook Drive, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 Taxes, a lien but not yet due and payable.
2. Declaration of Covenants, Conditions, and Restrictions and ByLaws for Stonemeade of record in Book 7701, page 290, and Reaffirmation for Stonemeade, of record in Book 8349, page 43, said Register's Office.
3. Plan of record in Book 7900, page 525, said Register's Office.
4. Charter of Stonemeade Homeowner's Asssociation of record in Book 7920, page 728, said Register's Office.
5. Subject to others in and to the common areas/elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carol A. Ventura and husband,Frank R. Ventura, their heirs

and assigns, forever; and we, Thomas Lee Nichting and wife, Cynthia Laws Nichting, 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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 15th day of July, 1994.

Thomas Lee Nichting
Thomas Lee Nichting

Cynthia Laws Nichting
Cynthia Laws Nichting

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas Lee Nichting and wife, Cynthia Laws Nichting, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of July, 1994.

Mary Lindsay C Ramsey
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 154,000.00.

Carol A. Uratura 7/12/94
Frank P. Uratura by Carol A. Uratura Attorney in fact 7/12/94
AFFIANT

Subscribed and sworn to before me this 15th day of July, 1994.

Mary Lindsay C Ramsey
NOTARY PUBLIC
My Commission Expires: 5-24-97

72140



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

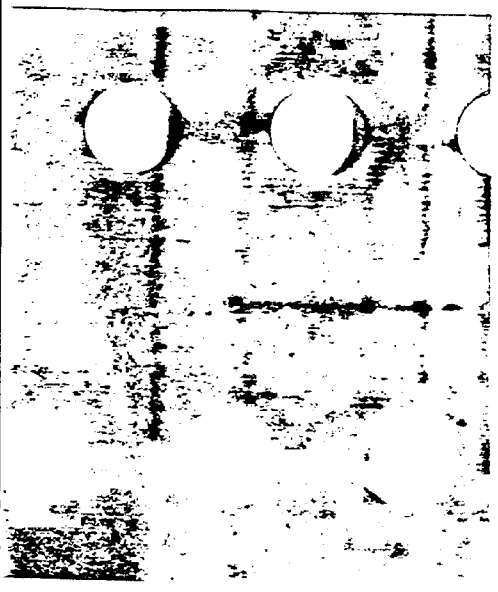
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RECEIVED OF _____

FOR _____

CC - 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 154000.00
CON TX 569.80
PRFEE 1.00
WDEED 8.00
TOTAL 578.80
CHECK 578.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 17-13-24 01 1463 0001 8085

72140
IDENTIF. & REFERENCE

91 JUL 18 PM 2:43

REGISTER
DAVIDSON COUNTY, TN.

No. 814678