This instrument prepared by: BOOK 9563 PG 731
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

Ventures Joint, Inc.
2305 Hobbs Road
Nashville, Tn. 37215

NAME OF MORTGAGEE:

Franklin National Bank
230 Public Square
Franklin, Tennessee 37064

ADDRESS NEW OWNERS:

Ventures Joint, Inc.
2305 Hobbs Road
Nashville, Tn. 37215

MAP 13101, GROUP _____, PARCEL 57

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY FIVE THOUSAND & NO/100 ($145,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Helen B. Hosse has this day bargained and sold and does hereby transfer and convey unto Ventures Joint, Inc., his/her/their/its heirs, successors or assigns, the following described property:

Land in the 7th Civil District of Davidson County, Tennessee being Lot No. 28 on the Map of B.N. Stammer's Subdivision, as of record in Book 1424, page 23, Register's Office of said County.

Said Lot No. 28 fronts 100 feet on the southerly side of Hobbs Road and runs back 239.29 feet on the westerly line and 239.32 feet on the easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Frank H. Hosse and wife, Helen B. Hosse by warranty deed of B.N. Stammer and wife, mary Margaret Stammer, and B.N. Stammer, Trustee of record in Book 7847, page 9, Register's Office of Williamson County, Tennessee. Said Frank H. Hosse having since died and property vested in Helen B. Hosse by operation of the law as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Ventures Joint, Inc., his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said Ventures Joint, Inc., that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1995 Metropolitan Davidson County Taxes are lien against said property, but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying her prorata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 131-01, Parcel 57.

2. Matters appearing on the Plan of B.N. Stammer's Subdivision of record in Plat Book 1424, page 23, Register's Office Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Ventures Joint, Inc., his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness my signature on this the 3rd day of January, 1995.

Helen B. Hosse
Helen B. Hosse

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Helen B. Hosse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 3rd day of January, 1995.

(SEAL)

Cynthia M. Beard
, Notary Public

My Commission Expires:
Jan. 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

VENTURES, JOINT, Inc.

Sworn to and subscribed before me, on this the 3rd day of January, 1995.

(SEAL)

Cynthia M. Beard
, Notary Public

My Commission Expires:
Jan. 25, 1998

22785
IDENTIF. & REFERENCE

95 JAN -4 PM 3:11
FELIX REGISTER
DAVIDSON COUNTY, TN.

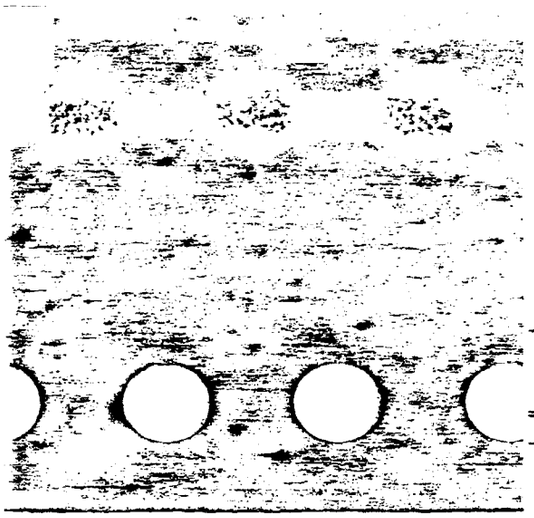
PICK-UP

2147 01/04 0101 03CHECK 545.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

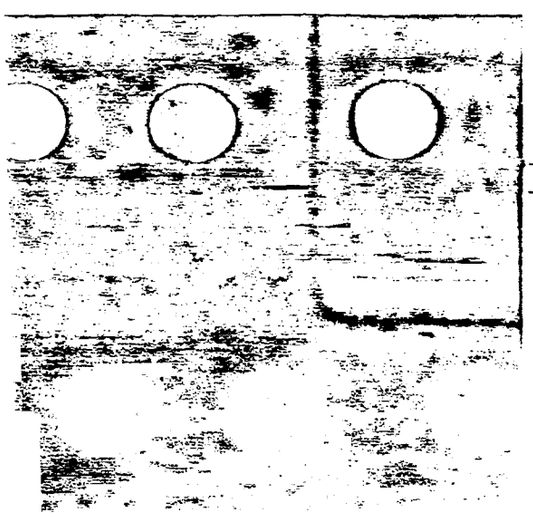
FOR _____

BOOK 9563 PG 733

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	145000.00
			CON TX	536.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	545.50
			CHECK	545.50
01/04/95	01	15:10	0001	9147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



22785
IDENTIF. ↑ REFERENCE

95 JAN -4 PM 3:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 869020