This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map 43-5,
Parcel 135

BOOK 9585 PG 960

Send Tax Statements To:
Centura Bank
133 South Franklin St
Rocky Mount, NC
27804

Name/Address New Owner:
Suzanne K Galbreath
504 Anderson Lane
Madison, TN 37115

Name of Mortgagee:
Centura Bank
133 South Franklin St.
Rocky Mount, NC 27804

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, VENTURES JOINT, INC., has bargained and sold and by these presents do transfer and convey unto SUZANNE K. GALBREATH and T. LYNN GALBREATH, husband and wife, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 3, Cedarcrest Estates, Block "C", of record in Book 974, page 15, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ventures Joint, Inc., by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 9222, page 591, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1995 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Cedarcrest Estates, Block C, of record in Plat Book 974, page 15, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

30565

IDENTIFICATION REFERENCE

95 FEB -2 AM 9:

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this the 31st day of January, 1995.

VENTURES JOINT, INC.

BY: _____
John K. Kimery, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John K. Kimery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the President of VENTURES JOINT, INC., the within named bargainor, a corporation, and that he as such President, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President, respectively.

WITNESS my hand and seal, at office, on this 31st day of January, 1995.

My Commission Expires:
11-26-1997

Stephanie A. Glenn
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $61,000.00

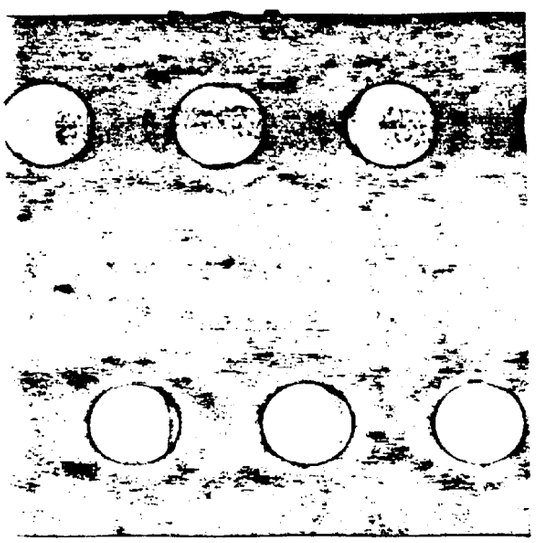
_____
Affiant

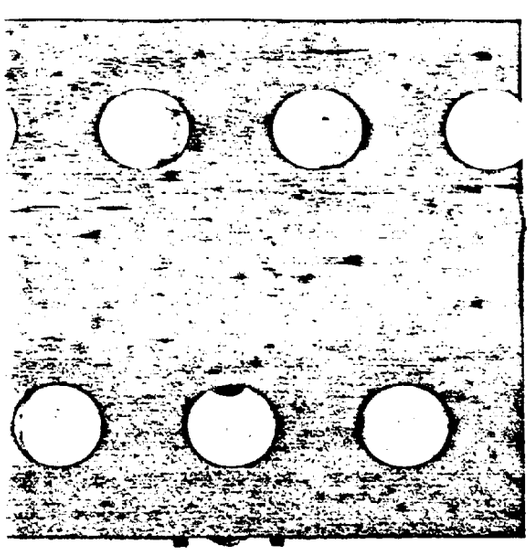
Sworn to and subscribed before me on this the 31st day of January, 1995.

My Commission Expires:
11-26-1997

Stephanie A. Glenn
Notary Public

227 02/02 2101 03CHECK 234.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9585 PG 962

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 61000.00
CON TX 225.70
PRFEE 1.00
WDEED 8.00
TOTAL 234.70
CHECK 234.70

02/02/95 01 09:25 0001 7827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30565
IDENTIF. # REFERENCE

95 FEB -2 AM 9:24

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

No. 877582