THIS INSTRUMENT PREPARED BY:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT, SUITE 125 FRANKLIN, TN 37064

BOOK 9664 PG 510

SEND TAX STATEMENTS TO:
Ventures Joint, Inc.
2305 Hobbs Road
Nashville, Tn. 37215

NAME OF MORTGAGEE:
None

ADDRESS NEW OWNERS:
Ventures Joint, Inc.
2305 Hobbs Road
Nashville, Tn. 37215

MAP_____GROUP_____PARCEL_____
Map 83-1, Parcel 55
Field Book No. 27W-22475

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF NINETEEN THOUSAND AND NO/100 ($19,000.00) DOLLARS, cash in hand paid, the receipt of all of which is hereby acknowledged, WILLIAM E. PIPER, DOUGLAS M. PIPER AND MARY L. SMITH have/has this day bargained and sold and do/does hereby transfer and convey unto VENTURES JOINT, INC., his/her/their heirs and assigns, the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6; the west 1-1/4 feet of Lot No. 5, and the east 12-1/1 feet of Lot No. 7 on the map of Jones and Bradford's resubdivision of record in Book 332, page 53, Register's Office for said County.

Said lot and part of said lots adjoin and front together 70 feet on the north side of Sharpe Avenue and run back between parallel lines 154.5 feet to an alley.

Being the same property conveyed to Ernest Tap Piper and wife, Elsie M. Piper by warranty deed of Beulah M. Reeves, a widow of record in Book 3345, page 247, Register's Office of Davidson County, Tennessee. Ernest Tap Piper is deceased and said property vested in Elise M. Piper by operation of law as the surviving tenant by the entirety. By Quitclaim deed of record in Book 7700, page 637, said Register's Office, Elise M. Piper conveyed said property to William E. Piper, Douglas M. Piper and Mary L. Smith.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said VENTURES JOINT, INC., his/her/their heirs and assigns, forever.

AND GRANTOR(S) COVENANT(S) with the said VENTURES JOINT, INC., that he/she/they is/are lawfully seized and possessed of said land, in fee simple, has/have a good right to convey it, and that it is unencumbered, except as follows:

1. 1995 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Sellers have paid to Buyer their pro rata portion on the above said taxes. Buyer will be responsible for payment of taxes when due and payable. Map 83-1 Parcel 55 Field Book No. 27W-22475

2. Matters appearing on the Plan of Jones and Bradford's Resubdivision of record in Plat Book 332, page 53, Register's Office of Davidson County, Tennessee.

AND GRANTOR(S) FURTHER COVENANT(S) and binds himself/herself/themselves, his/her/their heirs, successors and assigns, to warrant and forever defend the title to said property, to the said VENTURES JOINT, INC. his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

WE, Evangeline O. Piper, wife of Douglas M. Piper, C. B. Smith husband of Mary L. Smith, and Mildred Evelyn Piper wife of William E. Piper, herein joins in the provisions of this instrument for the purpose of transferring and quitclaiming unto the grantees, their heirs and assigns, any and all right, title and interest they might have in said property by reason of their marital status, or otherwise.

Witness our/my hand(s), on this the 4 day of MAY, 1995.

William E Piper
WILLIAM E. PIPER

Mildred Evelyn Piper
MILDRED EVELYN PIPER

Douglas M. Piper
DOUGLAS M. PIPER

Evangeline O. Piper
EVANGELINE O. PIPER

Mary L Smith
MARY L. SMITH

C. B. Smith
C. B. SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, on this the 4 day of MAY, 1995.

SEAL

Cynthia M. Beard
NOTARY PUBLIC

My Commission Expires:
Jan. 25, 1998

BOOK 9664 PG 512

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, on this the 4 day of MAY, 1995.

(SEAL)

Cynthia M. Beard
NOTARY PUBLIC

My Commission Expires:
Jan. 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, on this the 4 day of MAY, 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 $19,000.00/na.

Sworn to and subscribed before me, on this the 4 day of MAY, 1995.

(SEAL)

Cynthia M. Beard
NOTARY PUBLIC

My Commission Expires:
Jan. 25, 1998

57902
IDENTIFICATION REFERENCE

95 MAY -4 PM 3:01
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

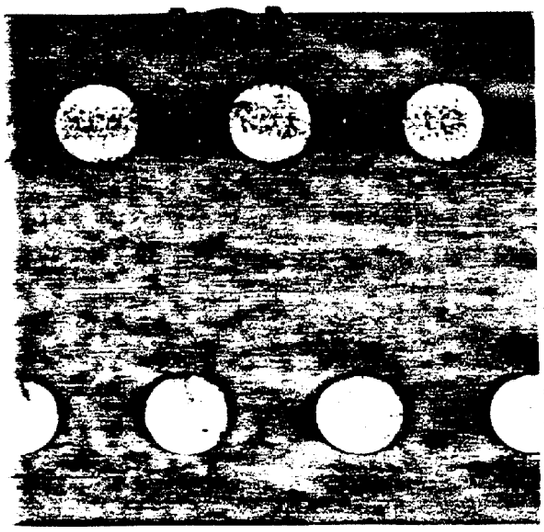
PICK-UP

7369 15.54 2.01 03CHECK 33.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

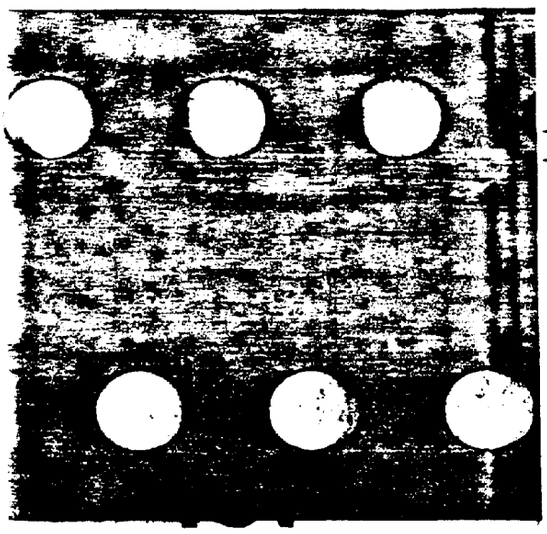
BOOK 9664 PG 513

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	19000.00
CON TX	70.30
PRFEE	1.00
WDEED	12.00
TOTAL	83.30
CHECK	83.30

05/04/95 01 15:07 0001 7809



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57902
IDENTIF. & REFERENCE

95 MAY -4 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907224