Mail

BOOK 10070 PG 880

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

Address New Owners:
Terry W. Vester and wife, Deanna L. Vester
574 Moss Landing Dr.
Antioch, TN 37013

Send Tax Bills:
Boatmen's National Mortgage
4041 Knight Arnold Rd.
Memphis, TN 38118

Map Parcel No:
72-1-49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Venture Properties, a Tennessee general partnership

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Terry W. Vester and wife, Deanna L. Vester

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:, To-Wit:

Being Lot No. 155 on the Plan of Shepardwood. Section 2, as of record in Book 4460, page 66, Register's Office for Dovidson County. Tennessee.

Said Lot fronts 62.49 feet on the northerly side of Bethwood Drive and runs back between parallel lines 129.76 feet on the easterly line and 129.29 feet on the westerly line to a line in the rear on which it measures 62.49 feet.

Being the same property conveyed to Venture Properties by Araminta McCullough Williams, in Book 8749, page 754, Register's Office for Davidson County, Tennessee.

This property is encumbered by a prior deed of trust held by Boatmen's National Mortgage of record in Book 4770, page 55, said Register's Office, not assumed by Grantee, but Grantor agrees to continue to pay in accordance with the terms therein.

This is improved property known as: 2522 Bethwood Dr., Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns forever: and we do covenant with the said grantees that we are lawfully seized and possessed of said property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31st day of May, 1996.

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chan McCullough, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Venture Properties, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 31th day of May 1996.

My Commission Expires JULY 27, 1996

Commission expires _____ Notary Public Nancy L. Shearin

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 60,000.

Jerry W. Vinton

AFFIANT

Subscribed and sworn to me this 31st day of May, 1996.

My Commission Expires JULY 27, 1996

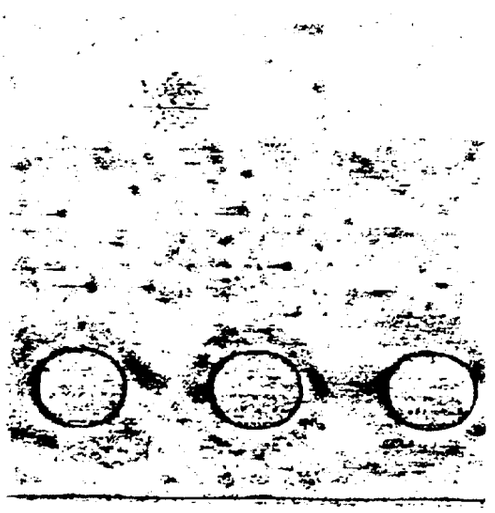
Commission expires _____ Notary Public Nancy L. Shearin

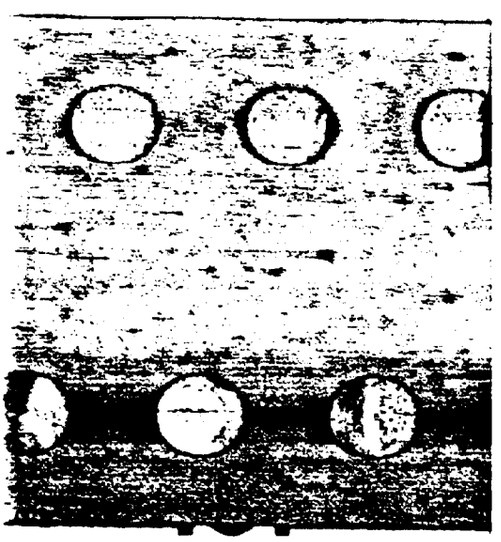
0188071
IDENTIFICATION REFERENCE

96 JUN -3 PM 2:03
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3417 06/03 01:01 03CHECK 231.00





OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10070 PG 882

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				MTEED 8.00
				TOTAL 231.00
				CHECK 231.00
			06/03/96 01	14:07 0001 8417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188071
IDENTIFICATION REFERENCE

96 JUN -3 PM 2:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1046306