BOOK 10191 PG 654

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF September 19 96

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAUDIA A. HAZATONE	**SAME**	155-15-A-115CO
(NAME)	(NAME)	
5141 MILLBROOK DRIVE		09D-82020
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CAROL A. VENTURA AND FRANK R. VENTURA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAUDIA A. HAZATONE, UNMARRIED

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, A PLANNED UNIT DEVELOPMENT, of record in Book 7900, page 525, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of STONEMEADE, as said areas are set forth and defined in Restrictions and By-Laws of record in Book 7701, page 290; Book 8810, page 840; Book 8517, page 992; and Book 8349, page 43; and Charter of record in Book 7920, page 728; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

BEING the same property conveyed to CAROL A. VENTURA AND HUSBAND, FRANK R. VENTURA, by deed from Thomas Lee Nichting and wife, Cynthia Laws Nichting, of record in Book 9410, page 197, Register's Office for DAVIDSON County, Tennessee. SAID parties have since divorced.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 5141 MILLBROOK DRIVE, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16th day of September 19 96

Carol A. Ventura
CAROL A. VENTURA

Frank R. Ventura
FRANK R. VENTURA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAROL A. VENTURA AND FRANK R. VENTURA

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 16th day of September, 19 96

Commission expires July 26, 1997

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

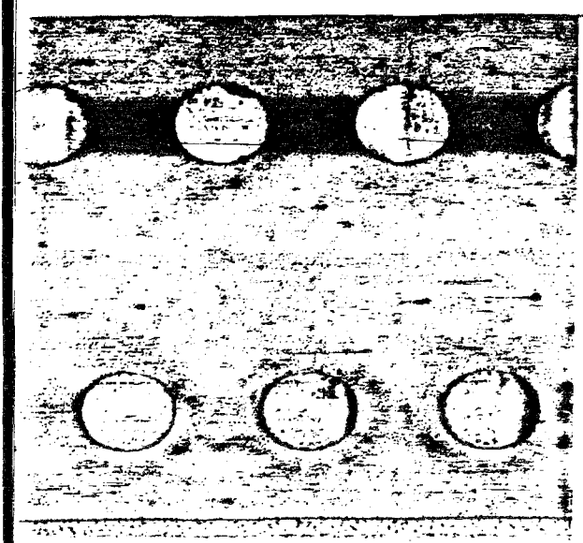
My commission expires _____

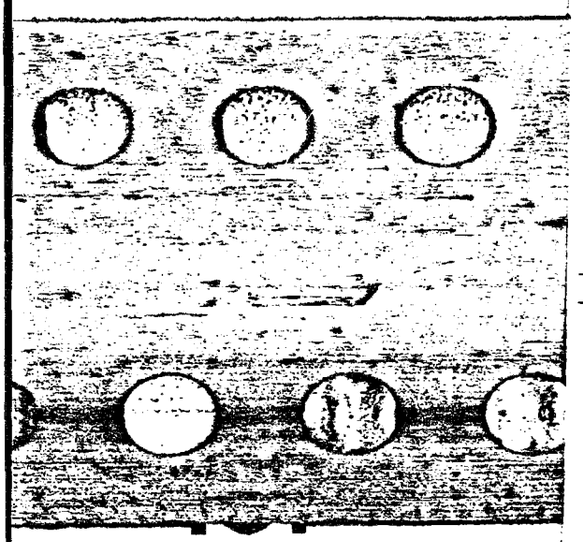
_____
Notary Public

022543 9
IDENTIF. & REFERENCE

96 SEP 16 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9679 09/16 0101 03CHECK 708.30





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

RECEIVED OF _____

FOR _____

BOOK 10191 PG 656

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	
				189000.00
			CON TX	699.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	708.30
			CHECK	708.30
09/16/96	01		11:24 0001	8679

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225439
IDENTIF. & REFERENCE

96 SEP 16 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031121