0236083

BOOK 10225 PG 460 IDENTIF. & REFERENCE
PICK-UP

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

96 OCT 15 AM 8:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Address New Owners:
Joyce Louise Copeland and Fred Jason Dennis, Jr.
2114 Gladstone Ave.
Nashville, TN 37027

Send Tax Bills:
SAME

Map Parcel No:
150-16-108

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

Joyce Louise Copeland and Fred Jason Dennis, Jr.

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. 102 on the Map of Corinne Place, of record in Book 332, page 1, Register's Office foe Davidson County, Tennessee.

Being the same property conveyed by Araminta Williams to Venture Properties, by deed of record in Book 8829, page 168, R.O.D.C., Tennessee.

This is improved property known as: 2114 Gladstone Ave., Nashville, TN 37027

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 30 th day of September, 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 the managing partner of Venture Properties, the within named bargainor, Tennessee general partnership, and that he as such managing partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as managing partner.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September 1996.

My Commission Expires NOV. 20, 1996
Commission expires _____ Notary Public _____

STATE OF TENNESSEE
DAVIDSON COUNTY

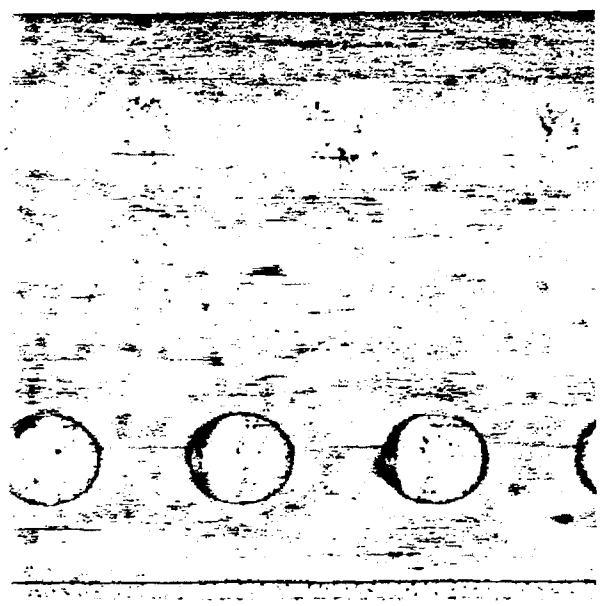
The actual consideration or value, whichever is greater, for this transfer is $2,000.

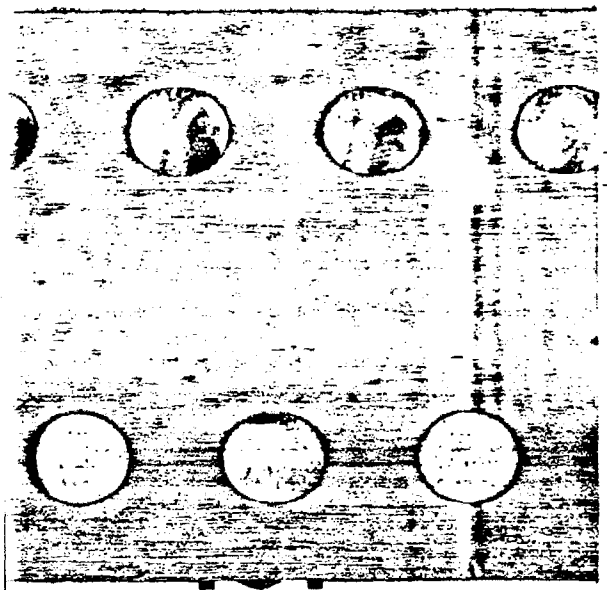
_____
AFFIANT

Subscribed and sworn to me this 30th day of September, 1996.

My Commission Expires NOV. 20, 1996
Commission expires _____ Notary Public _____

9990 10/15 0101 03CHECK 201.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10225 PG 462

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	52000.00
			CON TX	192.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	201.40
			CHECK	201.40

10/15/96 01 08:40 0001 9990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236083
IDENTIF. & REFERENCE

96 OCT 15 AM 8:40

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

№ 1077032

No. [redacted]