BOOK 10227 PG 592

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 22, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. McClain (NAME)		118-1
1110 Gilmore Avenue (ADDRESS)	3707 Hillsboro Rd (NAME)	110
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Nashville Tn 37215 (ADDRESS) (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, Venture Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester C. McClain

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, State of tennessee described as follows to wit:

Being the east 45 feet of Lot No. 57 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 45 feet on the North side of Gilmore Avenue, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Venture Properties by deed from Aline Swain, Trustee for the William C. McCullogh Family Trust of record in Book 9469, page 41, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

IDENTIF. ↑ REFERENCE 0236901

96 OCT 17 AM 9:16

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1110 Gilmore Avenue, Nashville, Tennessee 37204
(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 my hand this 16th day of October 19 96

Venture Properties
By:
Chan McCullough, General Partner

BOOK 10227 PG 593

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Chan McCullough and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the Venture Properties the within named bargainor, and corporation, and that he as such General Partner 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 Chan McCullough as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the day of October 19 96.

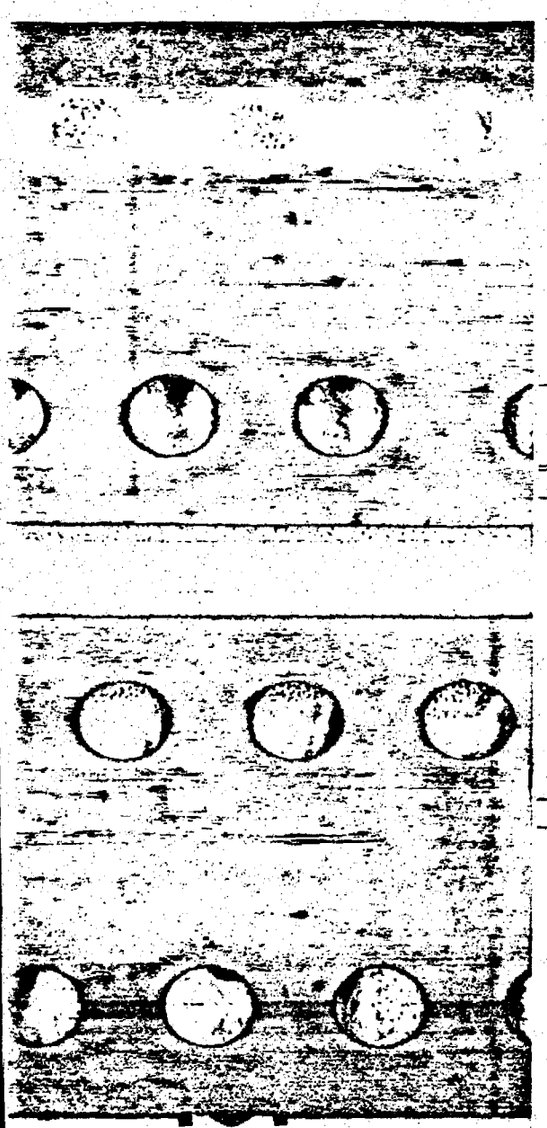
My commission expires July 22, 2000

_____
Notary Public

JAMES R. BLUMBERG
Notary at Large
Comm. Exp. 7-22-2000

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0853 10/17 0101 03CHECK 131.10



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

RECEIVED OF _____

FOR _____

BOOK 10227 PG 594

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 33000.00
				CON TX 122.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 131.10
				CHECK 131.10
		10/17/96	01	09:18 0001 0853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ✦ REFERENCE 0236901

96 OCT 17 PM 9:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1077884

No. [redacted]