A333755

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

97 DEC 29 AM 9:32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

WARRANTY DEED

BOOK 10734 PG 647

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Venture Properties **700 Craighead, Suite 103** **Nashville, TN 37204**	**SAME**	**81-12-34**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $18,000.00.

Carl O. McGill
Affiant

Subscribed to and sworn before me this 26th day of December, 1997.

Notary Public

My Commission Expires: March 25, 2002

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Dollars ($18,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HENRIETTA BAILEY, a widow, and JERALDINE PATTON and husband, DORRIS E. PATTON, JR. (collectively referred to herein as the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto VENTURE PROPERTIES, a Tennessee General Partnership (the "Grantee"), its legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 203 on the Map of Town of McGavock, as of record in Book 21, page 23, Register's Office for said County, described as follows:
>
> Beginning in the westerly margin of 9th Avenue North, at the corner of Lots Nos. 203 and 204; thence with said Avenue, in southeasterly direction 27 feet to a point; thence leaving said Avenue, crossing the corner of Lot No. 203, south 16 deg. 20' 30" west 52.06 feet to a point in the northerly margin of Jane Street; thence with Jane Street in a westerly direction, 103.27 feet to an allay; thence with said alley in a northwesterly direction 50 feet to the corner of Lots 203 and 204; thence northeasterly with the line between said lots, 150 feet to the beginning.
>
> Being the same property conveyed to HENRIETTA BAILEY, A WIDOW AND JERALDINE PATTON by deed from PATRICIA MAYES, TRUSTEE of record in Book 8693, page 810, Register's Office for Davidson County, Tennessee.

This is improved real property known as 1701 9th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, its legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions

and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 26th day of December, 1997.

Henrietta Bailey Jeraldine Patton POA

HENRIETTA BAILEY by Jeraldine Patton Attorney-in-Fact for Henrietta Bailey pursuant to the Limited Power of Attorney of record in Book 6734, page 646, Register's Office of Davidson County, Tennessee.

Dorris E. Patton Jr.

DORRIS E. PATTON JR.

Jeraldine Patton

JERALDINE PATTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeraldine Patton, Attorney-in-Fact for Henrietta Bailey, pursuant to the Limited Power of Attorney of record in Book 6734, page 646, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Henrietta Bailey, by signing her name herein.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 26th day of December, 1997.

Notary Public

My Commission Expires: March 25, 2000

EVA M. LEMEN NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERALDINE PATTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

and husband, DORRIS E. PATTON JR.

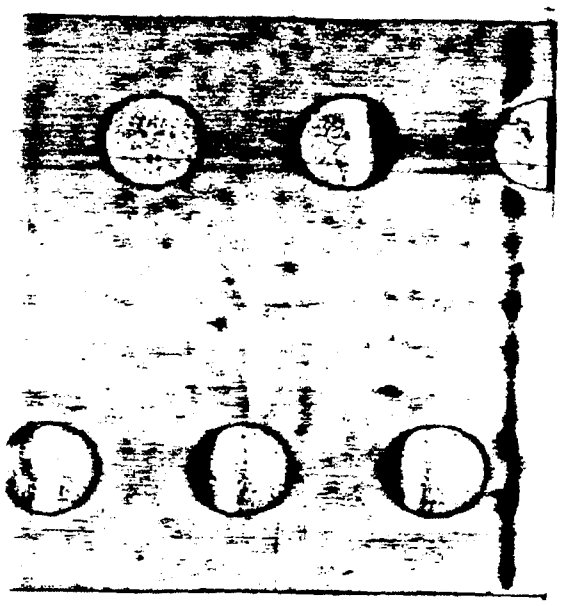
Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 26th day of December, 1997.

Notary Public

My Commission Expires: March 25, 2000

EVA M. LEMEN NOTARY PUBLIC

$13.12/29 0101 03CHE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

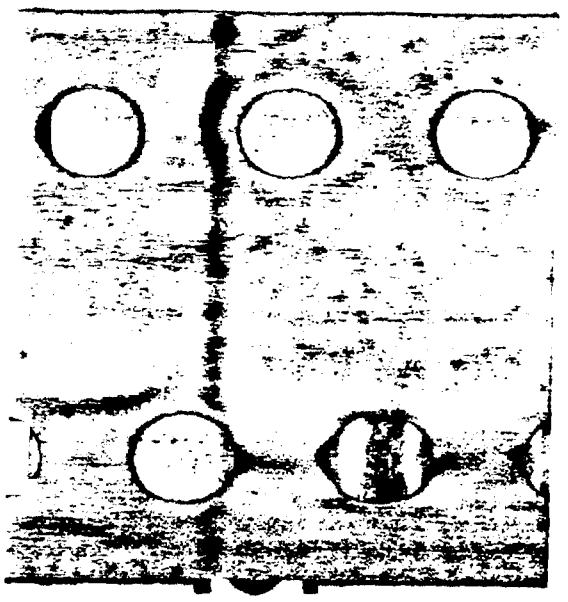
RECEIVED OF _____

FOR _____

BOOK 10734 PG 649

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	18000.00
CON TX	66.60
PRFEE	1.00
WDEED	8.00
TOTAL	75.60
CHECK	75.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/97 01 09:31 0001 5137

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IDENTIFICATION REFERENCE

97 DEC 29 AM 9:32

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

No.1235849