BOOK 10922 PG 405

Address New Owners:
Venture Partners, a Tennessee General Partnership
700 Craighead St, Suite 103
Nashville, TN 37204

Map Parcel No:
92-12-002

Send Tax Bills to:
Same

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,

Clem Campbell and wife, Clara Campbell

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

Venture Partners, a Tennessee General Partnership

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:

Being Lot No. 12 on the Plan of Subdivision of the Power Property, as of record in Book 421, page 65, Register's Office for Davidson County Tennessee.

Being the same property conveyed from to Clem Campbell and wife, Clara Campbell by court decree from Claudia Bonnyman, Clerk and Master of Davidson County, TN as of record in Book 10317, page 782, R.O.D.C., Tennessee.

This is improved property known as: 1821 Pearl St., Nashville, TN 37203

4516 05/07 0101 03CHECK 27.50

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 7th day of May, 1998.

Clem Campbell Clara Campbell

98 MAY -7 PM 2:26

0435342

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STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Clem Campbell and wife, Clara Campbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May 1998.

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
DAVIDSON COUNTY

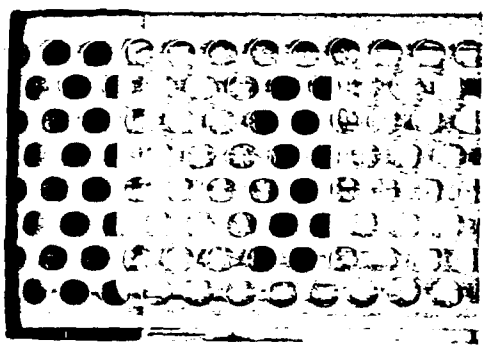
The actual consideration or value, whichever is greater, for this transfer is $5000.

_____
AFFIANT

Subscribed and sworn to me this 7th day of May, 1998.

Commission expires _____ Notary Public _____

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



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10922 PG 407

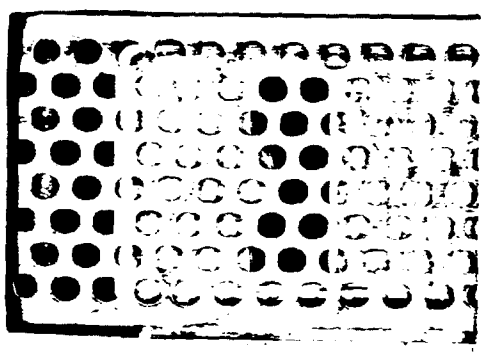
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO Tx - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO Tx - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 5000.00
CON TX 18.50
PRFEE 1.00
MDEED 8.00
TOTAL 27.50
CHECK 27.50

05/07/98 01 14:28 0001 4516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435342

INSTR. # REFERENCE

98 MAY -7 FII 2:26

DAVIDSON CO. TN.

No. 1290561