WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS
$80,000.00

Melba A. Ventress
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 19/2000

Notary Public

MY COMMISSION EXPIRES: 1-20-02
(AFFIX SEAL)

Instr:200007310074999 Page: 1 OF 2
REC'D FOR REC 07/31/2000 9:07:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Melba A. Ventress	First Union Mortgage Corporation	90-16 111
540 Westboro Drive	1100 Corporate Center Dr. /NC-4777	
Nashville, Tennessee 37209	Raleigh, NC 27607=5066	

FOR AND IN 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, Daniel L. Kephart, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melba A. Ventress

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. 34 on the plan of Secton Two, Westboro, of record in Plat Book 1424, page 60, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Daniel L. Kephart by deed from Fanny M. Stanfield of record in Book 7998, page 834, said Register's Office.

THIS IS IMPROVED (x) UNIMPROVED ( ) PROPERTY KNOWN AS:

540 Westboro Drive	Nashville,	TN	37209
(HOUSE NUMBER) (STREET)	(CITY)	(STATE)	(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 his hand(s) this the 7th day of July, 19/2000.

Daniel L. Kephart

Daniel L. Kephart

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Daniel L. Kephart, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 7th day of July, 19/ 2000.

Karen Taylor
NOTARY PUBLIC

My Commission Expires: 1-20-02

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____