THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this ~~transfer is~~ $115,000.00.

Affiant

Subscribed and sworn to before me this 15th day of Sept., 2000.

Notary Public

My commission expires: 5/24/04

Davidson County DEEDWARR
Recvd: 09/18/00 09:35 3pgs
Fees:15.00 Taxes:425.50
20000918-0092248

Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
Ronald J. Ventura and wife, Elizabeth M. Ventura 434 Hill Road Brentwood, Tennessee 37027	Same	Map 161-9, Parcel 53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William G. Russell and wife, Mary Ann Russell**, herein referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Ronald J. Ventura and wife, Elizabeth M. Ventura,** herein referred to as Grantees, their heirs and assigns, land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

SEE EXHIBIT "A"

This conveyance is made subject to:

1. 2000 taxes, which have been prorated and assumed by Grantees.

2. Restrictive covenants contained in instrument of record in Book 6291, page 292, Register's Office for Davidson County, Tennessee.

3. Plan of Record in Book 6250, page 192, R.O.D.C., certain easements and setback lines shown thereon, and easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

4. Easement of record in Book 4035, page 208, R.O.D.C., TN.

This is improved property known as 434 Hill Road, Brentwood, Tennessee 37027.

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. Grantors do covenant with the said Grantees that they 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. Grantors do further covenant and bind themselves, their heirs and assigns 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.

WITNESS our hands this 15 day of September, 2000.

William G Russell
William G. Russell

Mary Ann Russell
Mary Ann Russell

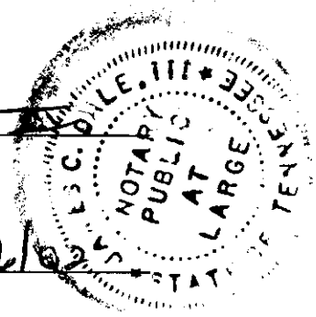
"Grantors"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15 day of September, 2000, before me personally appeared **William G. Russell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he executed the same for the purpose contained therein.

James C Dale
Notary Public

My commission expires: 5/26/02



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of September, 2000, before me personally appeared **Mary Ann Russell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that she executed the same for the purpose contained therein.

James C Dale
Notary Public

My commission expires: 5/26/02

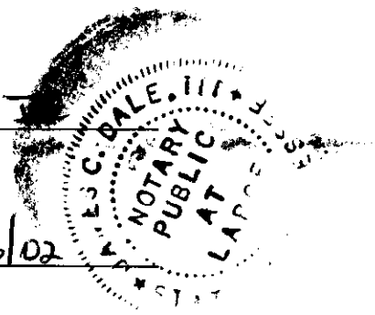


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 1A on the Plan of Zone Lot Division of Lots 1, 3, 5 and 6, Section One, Brentwood Meadows of record in Book 6250, page 192, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ann Russell by deed from Hailey Brothers Partnership of record in Book 6428, page 788, Register's Office for Davidson County, Tennessee.