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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,927.72

Billy G. Victory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 19 80

Betty G. Chumley
Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Fl., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy G. Victory et ux (NAME)	First Tenn. Bank, N.A., Memphis (NAME)	Map: 148-2
224 Overby Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	Parcel: 57
Antioch, (CITY) Tennessee (STATE) 37013 (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	5DU 15231

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, DON C. BRUCE, III and wife, SANDRA W. BRUCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY G. VICTORY and wife, SHIRLEY J. VICTORY

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. 27 on the Plan of Luna Heights, Section 2, as of record in Book 2900, page 85, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Don C. Bruce, III and wife, Sandra W. Bruce, by deed from Fred M. Sawyer et ux of record in Book 5553, page 90, said Register's Office.

IT IS UNDERSTOOD and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to First Tennessee Bank, N.A., Memphis, of record in Book 5553, page 93, said Register's Office.

This is (unimproved) (XX) property, known as 3405 Lall[illegible]d Drive, Nashville, TN 37211
(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 our hands this 27th day of August, 19 80

DON C. BRUCE, III — Don C. Bruce III

SANDRA W. BRUCE — Sandra W. Bruce

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DON C. BRUCE and wife, SANDRA W. BRUCE

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of August 19 80.

Commission expires 7-17-83

Betty G. Ehrsman
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

DON C. BRUCE, III and wife,

SANDRA W. BRUCE

TO

BILLY G. VICTORY & Wife,

SHIRLEY J. VICTORY

G. O. 5 2 6 3

T

IDENTIF. REFERENCE

AUG 29 2 53 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			45527.72- CO	
			115.34 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 125.84-	
			9197A08/27/80 PAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

605263

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IDENTIF. REFERENCE

AUG 29 2 53 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 777125