FORM NO. WD-1

BOOK 5893 PAGE 591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant Peggy J. Victory

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 82.

Patricia E. Clark
Notary Public

MY COMMISSION EXPIRES: 4/27/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Gary Victory (NAME)	The Kissell Company (NAME)	108-8A
3167 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	7
Nashville, Tn. 37214 (CITY) (STATE) (P O ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	3D-73827

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, TennReal Inc.

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Gary Victory et ux Peggy J. Victory, as tenants by the entirety.

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 7, Lot No. 4, in a Horizontal Property Regime as shown on the condominium site plan, Section 1, Phase I, Quail Valley, as of record in Plat Book 5200, Page 394, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to TennReal Inc. by deed from Harold Reeves, Trustee, of record in Book 5851, Page 776, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 4800, Page 254 and Book 5753, Page 562, said Register's Office.

THIS conveyance is subject to an easement for drainage and public utility and building lines of record in Book 5190, Page 529, said Register's Office.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 642701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners; options, burdens, assessments and undertakngs etc. contained in the Master Deed of record in Book 5851, Page 779 and amended in Book 5884, Page 534, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is (unimproved / improved) (XX) property, known as 3167 Elm Hill Pike (House Number) (Street) Nashville, Tn. 37214 (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 warrent 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 my hand this 28TH day of MAY, 19 82

TennReal Inc.
by Harold Reeves, President

STATE OF TENNESSEE
Davidson County

BOOK 5893 PAGE 592

Personally appeared before me _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold Reeves ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ and ~~(his oath)~~ (himself) with whom I am personally acquainted and who upon ~~(XXXXXXXXX oaths)~~ acknowledged ~~(themselves)~~ to be the President ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ and ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ respectively of the TennReal Inc. the within named bargainor, a corporation, and that ~~(he)~~ ~~(they)~~ as such President ~~XXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXX~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Harold Reeves as such President, and attesting the same by the said ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ as such ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of May 19 82

My commission expires 4/21/85

Patricia E. Clark
Notary Public

G: 9 4 0 1 5

IDENTIF. REFERENCE

JUN 3 11 32 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Title Ins Co
Rec

WARRANTY DEED

FROM

TennReal Inc.

TO

John Gary Victory

612 06/03 120.90- CHECK

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5893 PAGE 593

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

4A6SC.CO- CO
114.10 CO TX
.50 PRFEE
6.00 MDEED
.30 CO TX
CHECK 120.90-
0612A06/C3/CL BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 4 0 1 5

IDENTIF. REFERENCE

JUN 3 11 32 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 884437