Book 41

WARRANTY DEED

FROM: Mary E. Victory, a widow, Grantor

TO: Kenneth S. Victory and wife, Gail Victory, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 6778 PAGE 434

Address New Owner(s) as Follows:

1606 Murfreesboro Rd.
Nashville, TN 37217

Send Tax Bills To: same

Map-Parcel Numbers

148-2-93

Field Book Numbers

5DU-14676

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twelve Thousand Dollars ($12,000.00).

Kenneth S. Victory
Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of February, 1986.

Denise M. Lawrence
Notary Public

My Commission Expires: 3-8-89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Mary E. Victory, a widow, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Kenneth S. Victory and wife, Gail Victory, Grantees, their heirs, successors, 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 Nos. 5B & 5C on the plan of the resubdivision of Lot 5 on the plan of Luna Heights, Section One of record in Book 2854, page 50, the resubdivision being of record in Book 6200, page 368, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete & accurate description.

SEC 7.45 12

IDENTIFICATION REFERENCE

FEB 6 10 29 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

Being the same property conveyed to J.B. Victory and wife Mary E. Victory by deed from George Edward Webb and wife B. Jean Webb of record in Book 4313, page 713, Register's Office for Davidson County, Tennessee. The said J.B. Victory having since died.

This is unimproved property.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantee.

2. Restrictive covenants contained in instrument of record in Book 2926, page 237, said Register's Office.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 6200, page 368, said Register's Office.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 5 day of February, 1986.

Mary E. Victory
MARY E. VICTORY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer a Notary Public of said County and State, MARY E. VICTORY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of February 1986.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-8-89

1213W/2-5-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6778 PAGE 437

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

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 40.70-
2750AC2/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.45 12

IDENTIFICATION REFERENCE

FEB 6 10 29 AM '86

FELIX Z. WILSON
DAVIDSON COUNTY

No. 217343