BOOK 7061 PAGE 312 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,560.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 86

Notary Public

MY COMMISSION EXPIRES: 2-12-89

(AFFIX SEAL)

file 1

THIS INSTRUMENT WAS PREPARED BY

Dewey Pedigo, Jr., Attorney at Law, 301 Stahlman Building, Nashville, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
c/o VICTORY BUILDERS, INC.		
Kenneth S. Victory, et ux (NAME)	Kenneth S. Victory, et ux (NAME)	Map 149
5272 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	5272 Murfreesboro Road (STREET ADDRESS)	P/O Par. 139
LaVergne, TN 37086 (CITY) (STATE) (P.O. ZIP)	LaVergne, Tennessee 37086 (CITY) (STATE) (ZIP)	

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~~ IT, CLARIDGE BUILDERS, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VICTORY BUILDERS, INC.,

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 Lots No. 1, 2 and 3 on the Plan of Rice Hill, Phase I, as of record in Plat Book 6250, page 858, Register's Office for said County, and Lot No. 19 on the Plan of Rice Hill, Phase II, as of record in Plat Book 6900, page 27, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Claridge Builders, Inc., a Tennessee corporation by deed from Luther M. Anderson, Jr. and Margaret Anderson Blackwell, a widow of record in Book 6680, page 545, said Register's Office.

This conveyance is subject to the following:

1. Setback lines, easements, and notes shown on the Plans of record in Plat Book 6250, page 858, and Plat Book 6900, page 27, of record in the Register's Office for Davidson County, Tennessee

2. Declaration, Covenants, Conditions and Restrictions of record in Book 6812, page 48, and By-Laws of Rice Hill Homeowners Association, Inc. of record in Book 6812, page 55, both of record in the Register's Office for said County.

IDENTIFICATION REFERENCE 70227.

86 5 2 46 PM '86 ALEX Z WILSON III REGISTER DAVIDSON COUNTY, TN

This is improved ( ) unimproved (X) property, known as Lots 1, 2 and 3 and 19, Rice Hill,

(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 its hand this 25th day of November, 1986

CLARIDGE BUILDERS, INC.

BY: Paul E. Johnson

PAUL E. JOHNSON, PRESIDENT

STATE OF TENNESSEE }
Davidson County }

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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, (or proved to me on the basis of satisfactory evidence) 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____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, Jenny A. Pedigo a Notary Public in and for the State and County aforesaid, personally appeared Paul E. Johnson

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President _____ of the Claridge Builders, Inc. _____ a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 1986.

Jenny A. Pedigo Notary Public

Commission Expires 4-5-87

WARRANTY DEED

FROM

CLARIDGE BUILDERS, INC.

TO

KENNETH S. VICTORY AND WIFE,

GAIL C. VICTORY

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

56560.00- CAMT.
158.43 CSTAX
.50 PRFEE
6.00 MDFEE
CHECK 164.93-
39918 12/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70227

IDENTIFICATION REFERENCE

DEC 5 2 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19749