BOOK 7471 PAGE 185

FORM NO. WD-1

File # 22652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$69,900.00 Margaret Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 19 88

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. SMITH (NAME)	TENNESSEE MORTGAGE CORPORATION (NAME)	MAP 149-11-A
1612 Rice Hill Court (STREET ADDRESS OR ROUTE NUMBER)	2455 Atruim Way, Suite 100 (STREET ADDRESS)	PAR 44 CO
Antioch, Tn 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	2D 76292

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, VICTORY BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. SMITH and wife SARAH D. SMITH and KENNETH VICTORY and wife GAIL 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. 44, on the Plan of Rice Hill, Phase 2, a Planned Unit Development, as of record in Book 6900, Page 27, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Victory Builders, Inc. by deed from Kenneth S. Victory and wife Gail C. Victory of record in Book 7471, Page 183, Register's Office for Davidson County, Tennessee.

0.5.6 1-8.

IDENTIFICATION REFERENCE

FEB 17 2 41 PM '88

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

unimproved ( ) X
This is improved ( ) property, known as 1612 Rice Hill Court, Antioch, Tn 37013
(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 their hand s this 10th day of February, 19 88

By: Kenneth S. Victory Pres.

7471 0202/0101 03:CHECK 202.22

BOOK 7471 PAGE 186

STATE OF TENNESSEE
Davidson County

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, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Kenneth S. Victory

_____

_____

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 VICTORY 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 10th day of February, 19 88.

_____Notary Public

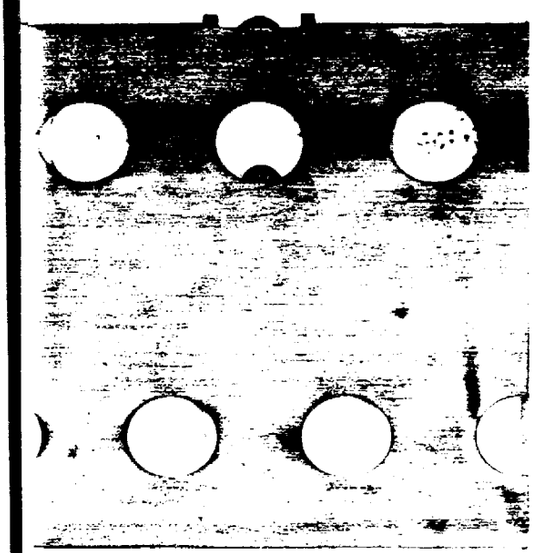
Commission Expires 3-11-91

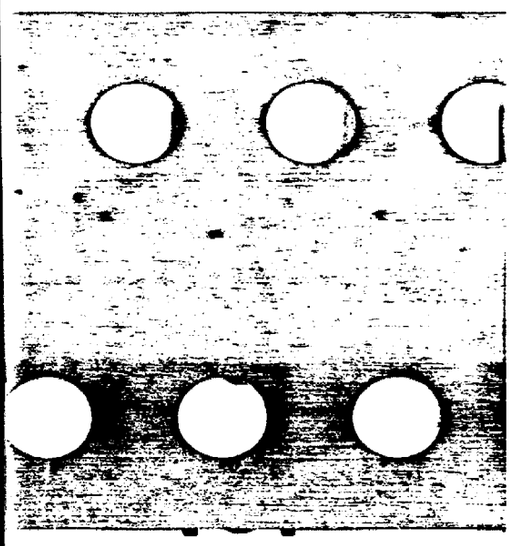
WARRANTY DEED

FROM VICTORY BUILDERS, INC.

TO JAMES A. SMITH
SARAH D. SMITH

Saturn & Mazer, Attorneys
Row 1
Box 7





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7471 PAGE 187

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	69900.00
CON TX	195.72
PRFEE	0.50
WDEED	6.00
TOTAL	202.22
CHECK	202.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02 3451 0001 7617

05618.

IDENTIFICATION REFERENCE

FEB 17 2 41 PM '88

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 62400