FILE BOX "7" FILE NO. 24020

FORM NO. WD-1

BOOK 7712 PAGE 455

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68 682 +/-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 88.

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

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
NATHANIEL HICKLEN (NAME)	VICTORIA MORTGAGE COMPANY (NAME)	50-2-25
1900 Thurman Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 47555 (STREET ADDRESS)	12D 26778
Nashville, TN. 37204 (CITY) (STATE) (P O ZIP)	San Antionio, Texas 78265-7555 (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, JIMMY SENSING and wife, GAYLE SENSING,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NATHANIEL HICKLEN

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:

BEING Lot No. 25 on the Plan of Section I, Willow Creek, of record in Plat Book 5200, page 629, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jimmy Sensing by Quitclaim Deed from L B J Properties, a partnership, of record in Book 6693, page 393, Register's Office for Davidson County, Tennessee.

8 8 6 5 4

IDENTIFICATION REFERENCE

Nov 28 3 08 PM '88

PETER J. WILSON, JR. REGISTER DAVIDSON COUNTY, TN

1430 11/28 0101 03CHECK 233.21

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 CAPITOL MORTGAGE CORPORATION, of record in Book 6473, page 906, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH VICTORIA MORTGAGE COMPANY.

This is unimproved / improved (X) property, known as 1924-1926 Westchester Drive, Nashville, Tennessee 37207
(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 hand s this 18th day of November, 19 88

Jimmy Sensing
JIMMY SENSING

Gayle Sensing
GAYLE SENSING

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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 JIMMY SENSING and wife, GAYLE SENSING,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 1988.

Commission Expires 2-10-89

James L. Davis
Notary Public

NOTARY PUBLIC

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

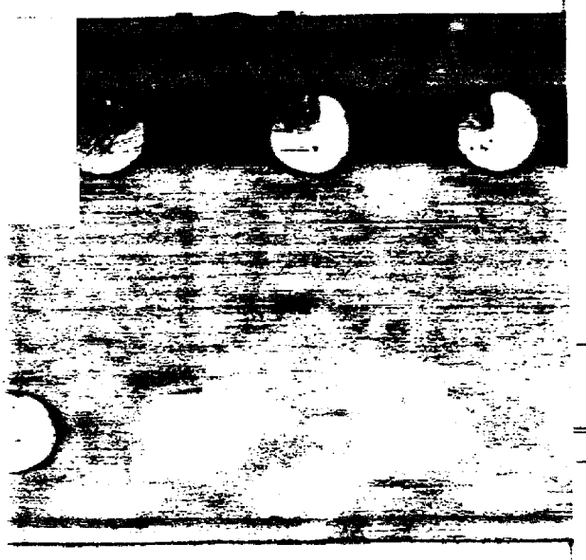
_____ Notary Public

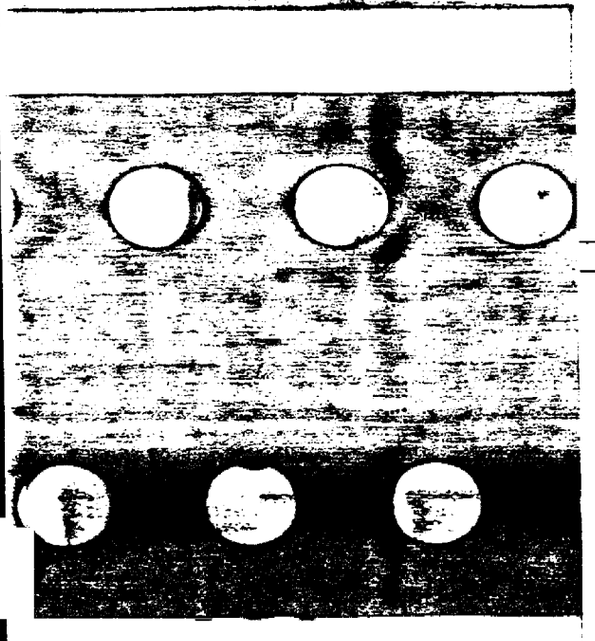
Commission Expires _____

WARRANTY DEED

FROM

TO





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

CAMT	68682.82
CON TX	226.71
PRFEE	0.50
WDEED	6.00
TOTAL	233.21
CHECK	233.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/20/00 01 1513 0001 1430

88654

IDENTIFI REFFRENCE

Nov 28 3 08 PM '00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157947