BOOK 7993 PAGE 695 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,096.79

Kristi D. Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 19 89.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
James Orion Fox et ux (NAME)	Victoria Mortgage Corporation (NAME)	150-2-150
759 Lake Terrace Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 34777 (STREET ADDRESS)	2DX-03089
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	San Antonio, TX 78265-4777 (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, Thomas F. Morales and his wife, Kathie J. Morales

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Orion Fox and his wife, Kristi Denise Fox

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. 28-A on the Plan of Harbor Gate, Section One of record in Plat Book 6250, Page 638, said Register's Office.

Said Lot No. 28-A fronts 38.18 feet on the southwesterly margin of Lake Terrace Drive and extends back 144.78 feet on the southeasterly line and 141.50 feet on the northwesterly line to a dead line in the rear measuring 47.00 feet thereon.

Being the same property conveyed to Thomas F. Morales and wife, Kathie J. Morales by deed of record in Book 7278, Page 507 Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a deed of trust of record in Book 6726, Page 859, said Register's Office, payable according to the terms and conditions therein.

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

unimproved ( )
This is improved (XX) property, known as 759 Lake Terrace Drive, Nashville, TN 37217
(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 hands this 28th day of November, 1989

Thomas F. Morales

Thomas F. Morales

Kathie J. Morales

Kathie J. Morales

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas F. Morales and his wife, Kathie J. Morales

or proved to me upon the basis of satisfactory evidence the bargainor s, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of November 1989

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

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

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Thomas F. Morales

Kathie J. Morales

TO
James Orion Fox

Kristi Denise Fox

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

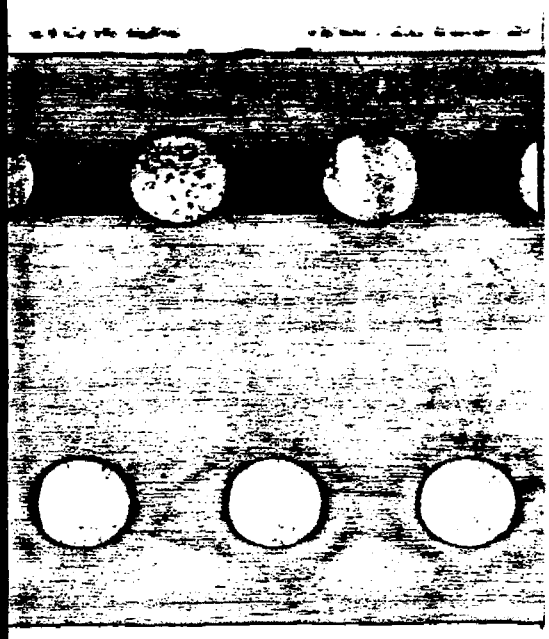
85 3 3 3

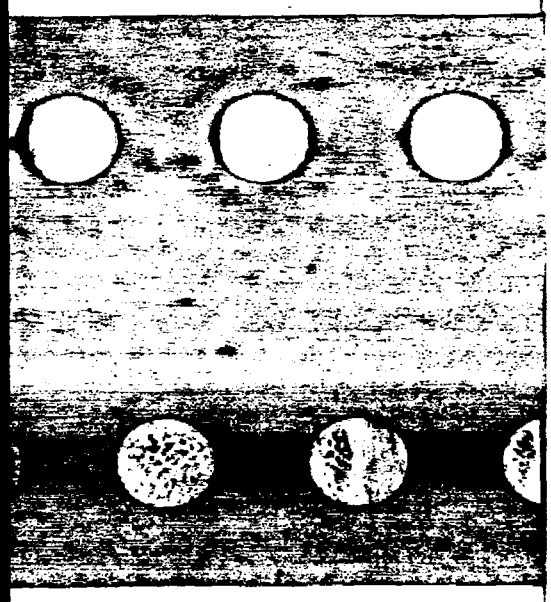
IDENTIF. REFERENCE

Nov 29 1 37 PM '89

REBUX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8338 11/29 0101 03CHECK 205.33





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 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 60096.79
CON TX 198.33
PRFEE 1.00
WDEED 6.00
TOTAL 205.33
CHECK 205.33

11/29/89 01 13:36 0001 8338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85333

IDENTIF. REFERENCE

NOV 29 1 37 PM '89

#FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271122