FILE NO. 26079 FILE BOX "7"

DO NOT PUBLISH

BOOK 8074 PAGE 820 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,702.72

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 19 90

Notary Public

MY COMMISSION EXPIRES: 11-21-92
(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
LURTON LIPSCOMB, SR. (NAME)	VICTORIA MORTGAGE COMPANY (NAME)	MAP 50-2
2206 GREAT CIRCLE RD. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 34777 (STREET ADDRESS)	PARCEL 31
SUITE 126 NASHVILLE, TN. 37228 (CITY) (STATE) (P.O. ZIP)	San Antonio, Texas 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 DANIEL G. GUTHRIE, an unmarried person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LURTON LIPSCOMB, SR.

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. 26, on the Plan of Section II, Willow Creek, of record in Plat Book 5200, Page 630, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Daniel G. Guthrie by Quitclaim Deed from L B J Properties, a partnership, of record in Book 6693, Page 395, Register's Office for Davidson County, Tennessee.

6533 03/28 0101 03CHECK 230.41

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 VICTORIA MORTGAGE COMPANY, of record in Book , page , 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.

unimproved ( ) This is improved (X) property, known as 1920-1922 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 my hand this 23rd day of March, 19 90

Daniel G Guthrie

DANIEL G. GUTHRIE

BOOK 8074 PAGE 821

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named DANIEL G. GUTHRIE, an unmarried person

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 19 90.

Commission Expires 11-21-92

_____ 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_____

II 4 2 6 3

IDENTIF. T REFERENCE

MAR 28 4 03 PM '90

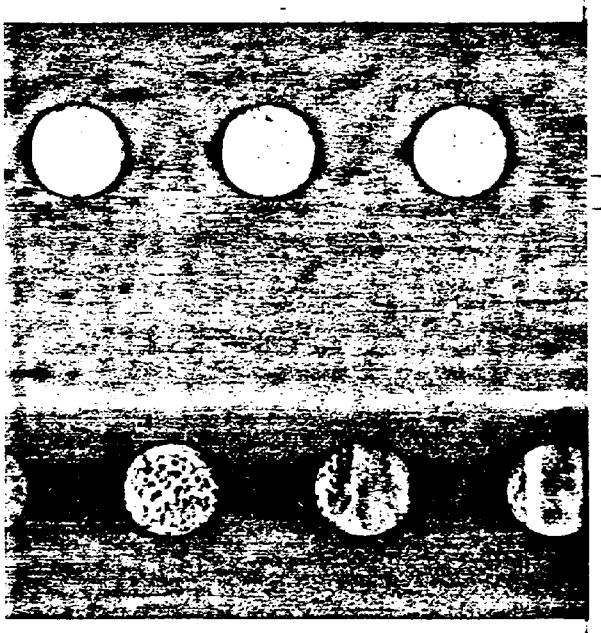
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

TO





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

RECEIVED OF _____

FOR _____

BOOK 8074 PAGE 822

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 67702.72
CON TX 223.41
PRFEE 1.00
WDEED 6.00
TOTAL 230.41
CHECK 230.41

03/28/90 01 16:02 0001 6533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11426 3

IDENTIF. REFERENCE

MAR 28 4 03 PM '90

DAVIDSON COUNTY TN.

No. 304949