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STATE OF TENNESSEE]

COUNTY OF Davidson]

The actual consideration or value whichever is greater, for this transfer is $ 86,747.28

Subscribed & sworn to before me, this the 6th day of June, 19 90.

Notary

Commission Expires: March 31, 1991

This Instrument prepared by:
Mark A. Ellmore, Jr., Atty. 388 Harding Place, Nashville, TN 37211

New Owner	Mortgagee	Map & Parcel
Bill Anderson	Victoria Mortgage	108-12-118
5127 Ashley Drive	8000 Vantage Drive	
Nashville, TN 37211	San Antonio, TX 78230	

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 Richard A. Nelson and wife, Christine M. Nelson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bill Anderson, A Married Person hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 20, Reelfoot Subdivision, Section 1, as of record in Book 5200, page 641, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same proeprty conveyed to Richard A. Nelson et ux, Christine M. Nelson by deed from James K. Roussel et ux, Sammy C. Roussel of record in Book 6831, page 594, Register's Office.

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

Restrictions contained in Book 6160, page 278 and Book 6177, page 105, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage to Republic Mortgage, Inc. in Book 6565, page 588, said Register's Office, and the escrow account if any, is also assumed.

This is unimproved ( ) improved (x) 3021 Reelfoot Drive, Nashville, TN 37214

To have & to hold the said tract or parcel of land, with the appurtenances estate, title & interest thereto belonging to the said Grantees their heirs and assigns, forever & 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, & the same is unencumbered, unless otherwise herein set out, & we do further covenant & bind ourselves, our heirs, & representatives, to warrant & forever defend the title to the said land to the said Grantees, their heirs & assigns, against the lawful claims of all persons whomsoever. Wherever need, the singular number shall include the plural, the plural, the singular, & the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of June, 19 90

Richard A. Nelson

Christine M. Nelson

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in & for said County & State, the within named Richard A. Nelson and wife, Christine M. Nelson

the bargainor, with whom I am personally acquainted, & who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand & official seal at Nashville, Tennessee, this 6th day of June, 1990.

Commission Expires:
March 11, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public within & for the State & County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted & who upon (his/her oath, their oaths) acknowledged (himslef, herself, themselves) to be the _____ & _____ of the _____ the within named bargainor, a corporation, and that (he/she, they) as such _____ & _____ 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 _____ & _____ 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____.

Commission Expires:
_____

Notary Public

366662

WARRANTY DEED

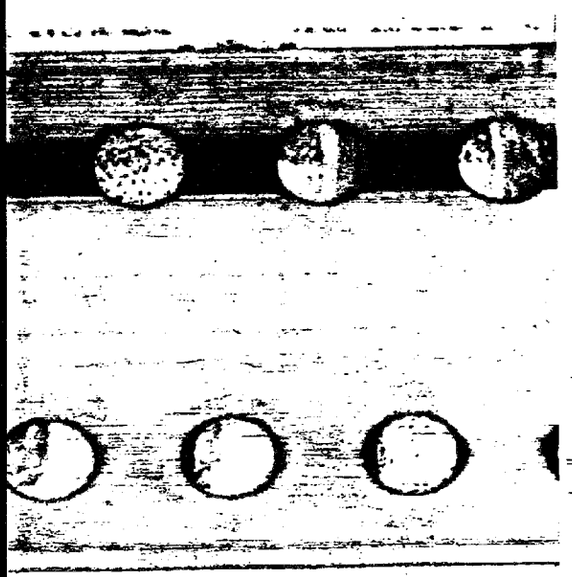
FROM
Bill Anderson

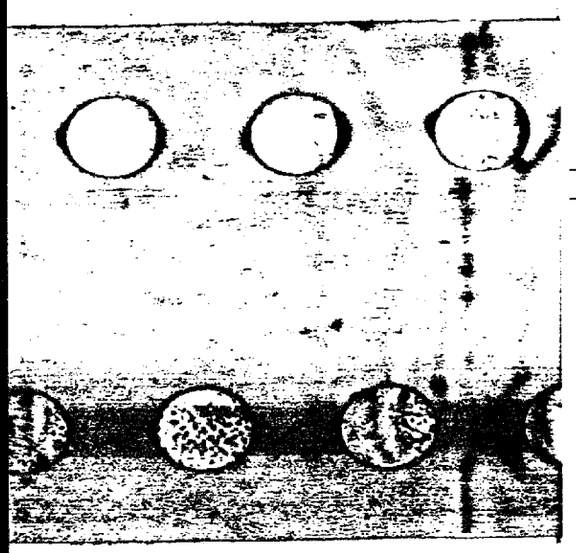
TO
Richard A. Nelson and wife,
Christine M. Nelson

IDENTIFICATION REFERENCE

JUN 26 8 53 AM '90

I738 06/26 0101 03CHECK 293.26





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 86747.28
CON TX 286.26
PRFEE 1.00
WDEED 6.00
TOTAL 293.26
CHECK 293.26

06/26/90 01 08:54 0001 3738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36662

IDENTIFICATION REFERENCE

JUN 26 8 53 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 331350