This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

WARRANTY DEED

BOOK 8367 PAGE 973

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,672.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 91.

Notary Public

MY COMMISSION EXPIRES: [illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP PARCEL NUMBERS
AFSOON VAFAIE ELMORE	VICTORIA MORTGAGE CO.	42-08
(NAME)	(NAME)	
320 Nesbitt Drive	P. O. Box 34777	109
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115	San Antonio, Texas 78265-4777	11D 93623
(CITY) (STATE) (P O ZIP)	(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, JAMES M. FISCHER, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AFSOON VAFAIE ELMORE

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. 5B on the Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59, & 60 of Heritage Place, of record in Plat Book 5200, page 628, as amended in Plat Book 6250, page 632, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to James M. Fischer, Jr. by deed of record in Book 6749, page 803, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to Republic Mortgage, secured by a deed of trust of record in Book 6761, page 567, Register's Office for Davidson County, Tennessee.

Charlotte L. Fischer, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

unimproved ( )
This is improved (XX) property, known as 320 Nesbitt Drive, Madison, Tennessee 37115
(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 31st day of May, 19 91

JAMES M. FISCHER, JR.

Charlotte L. Fischer
By James M. Fischer
Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8367 PAGE 974

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Fischer, Jr.

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 19 91.

Commission Expires 9/24/94

Carol Page
Notary Public

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, 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 they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, James M. Fischer, Jr., to me known to be the person who executed the foregoing instrument on behalf of Charlotte L. Fischer, and who acknowledged that he/she executed the same as the free act and deed of the said Charlotte L. Fischer.

Witness my hand and official seal at Madison Tennessee, this 31st day of May, 19 91.

Carol Page
NOTARY PUBLIC

My Commission Expires: 9/24/94.

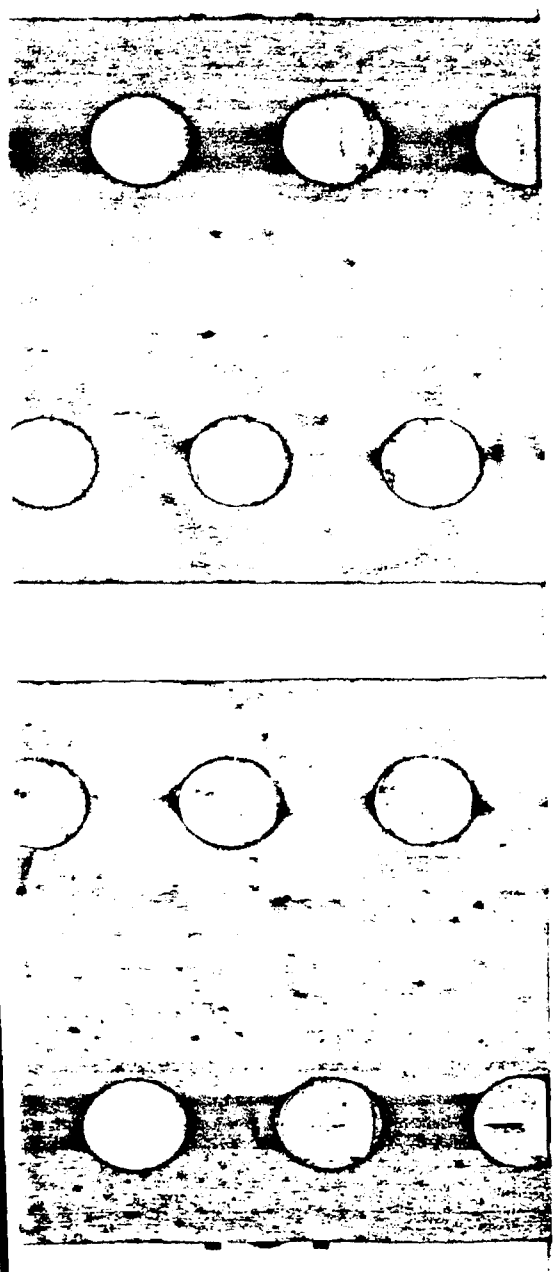
CAROL PAGE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1991

IDENTIFICATION

JUN 6 9 34 AM '91

1176 06/06 0101 03CHECK 1B0.91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8367 PAGE 975

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 52672.28
CON TX 173.91
PRFEE 1.00
WDEED 6.00
TOTAL 180.91
CHECK 180.91

06/06/91 01 09:34 0001 1176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1997 I.

IDENTIFICATION

JUN 6 9 34 AM '91

No. 428249