File Box 43

BOOK 8639 PAGE 583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,186.97

William Kelly Sovine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 19 92

Notary Public

MY COMMISSION EXPIRES 11/7/97
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
William Kelly Sovine, et ux (NAME)	Victoria Mortgage Corporation (NAME)	156-2-117
924 Beech Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 34777 (STREET ADDRESS)	9D-61512
Nashville, TN 37221 (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, Rachel M. McCaskill and husband William G. McCaskill, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Kelly Sovine and wife, Nancye Denise Sovine

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. 617 on the Plan of Harpeth Woods Section of Harpeth Valley Park, as of record in Book 4860, Page 111, amended in Book 5051, Page 89, Register's Office for Davidson County, Tennessee.

SAID Lot No. 617 fronts 77.5 feet on the westerly side of Beech Bend Drive and extends back 271.7 feet on the northerly line and 272.3 feet on the southerly line to the center of Harpeth River, measuring 57.8 feet thereon.

BEING the same property conveyed to Mark J. Marchetti and wife, Rachel Smith Marchetti by deed from Charles W. Little and wife, Kelly Lewis Little and Thomas J. Ritter and wife, Krista G. Ritter of record in Book 7078, Page 39, Register's Office for Davidson County, Tennessee. The said Mark J. Marchetti having since died and the said Rachel Smith Marchetti having since married and is now known as Rachel M. McCaskill.

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 7078, page 42 as assigned in Book 7078, Page 48, said Register's Office payable according to the terms and conditions therein.

William G. McCaskill, Jr., husband of the said Rachel M. McCaskill joins in this conveyance for the purpose of conveying any and all right and title that he may now or at any time in the future have in subject property, especially his marital rights.

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

unimproved ( )
This is improved (XX) property, known as 924 Beech Bend Drive (House Number) (Street) Nashville, TN 37221 (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 ti, 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 27th day of May, 19 92

Rachel M. McCaskill
Rachel M. McCaskill

William G. McCaskill, Jr.
William G. McCaskill, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel M. McCaskill and husband, William G. McCaskill, Jr.

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 Davidson County, Tennessee, this 27th day of May 19 92

Commission expires 11/2/92

Jill B. Hill
Notary Public

JILL B. HILL NOTARY PUBLIC AT LARGE TENNESSEE

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
Rachel M. McCaskill

William G. McCaskill, Jr.

TO
William Kelly Sovine

Nancye Denise Sovine

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

11:5 11:26

IDENTIF. TREFERENCE

JUN 1 3 30 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6548 06/01 0101 03CHECK 314.84

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	83186.97
CON TX	307.84
PRFEE	1.00
WDEED	6.00
TOTAL	314.84
CHECK	314.84

06/01/92 01 15:27 0001 6548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. D. 1. 2 6.

IDENTIF. REFERENCE

JUN 1 3 30 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536357