BOOK 8861 PAGE 807

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,497.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF January, 19 93

Notary Public

MY COMMISSION EXPIRES: 11/26/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard K. Lepeska (NAME)	Victoria Mortgage Corporation (NAME)	MAP 42-7A
865 Heritage Circle (ADDRESS)	3737 Perrin Central (ADDRESS)	PARCEL 54
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	San Antonio, TX 78217 (CITY) (STATE) (ZIP)	11D 92932

FOR AND 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 R. Melton, Jr. and wife, Carla R. Melton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard K. Lepeska and wife, Patricia Lepeska

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. 218 on the Plan of Revised Phase Two, Heritage Square, as of record in Plat Book 5200, page 378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas R. Melton, Jr. and wife, Carla R. Melton, by deed from Macon P. Paris and wife, Francis T. Paris, of record in Book 7384, page 547, Register's Office for Davidson County, Tennessee.

The within named Grantees hereby agree to assume and promise to pay the unpaid balance of Deed of Trust as follows: Deed of Trust securing Buckeye Financial, Inc. in the original principal amount of $53,716.00 of record in Book 7384, Page 550, Register's Office for Davidson, County, Tennessee; to which reference is made for complete terms and conditions thereof;

90930

IDENTIFICATION REFERENCE

FEB 9 10 59 AM '93

DAVIDSON COUNTY, TN

2105 02/09 0101 03CHECK 214.35

This is unimproved ( ) improved (X) property, known as 865 Heritage Circle, 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 26th day of January, 19 93

Thomas R. Melton, Jr.

Carla R. Melton

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas R. Melton, Jr. and wife, Carla R. Melton

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of January, 19 93.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

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 55497.11
CON TX 205.35
PRFEE 1.00
WDEED 8.00
TOTAL 214.35
CHECK 214.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/93 01 10:57 0001 2105

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IDENTIFICATION REFERENCE

FEB 9 10 59 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 619763