This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9119 PAGE 744

ADDRESS NEW OWNER:
Charles M. Victory
92 Peachtree Street
Nashville, TN 37211

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 119-1
PARCEL 1
6DA-15986

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Victory Properties hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles M. Victory, unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 45, on the Plan of Sadler Place, of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northwest corner of Glenrose Avenue, also known as Mill Creek Road, and Sadler Avenue, northeasterly 50 feet to an iron pin; thence leaving the westerly margin of Sadler Avenue, N70°00'W, 100.4 feet to a point in the easterly right-of-way of said Railroad, southwesterly 91.38 feet to the northerly margin of Glenrose Avenue; thence with the northerly margin of Glenrose Avenue, S81°42'E, 124.5 feet to the point of beginning.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property conveyed to Metropolitan Government forNashville/Davidson County, described in the Agreed Final Order of record in Book 8860, Page 263, Register's Office for Davidson County, Tennessee, described as follows:

BEING part of Lot 45 on the Plan of Sadler Place of record in Book 332, Page 31, Register's Office for Davidson County, Tennessee, described as follows:

RIGHT-OF-WAY: BEGINNING at the intersection of the existing northerly right-of-way line of Glenrose Avenue and the existing easterly right-of-way line of CSX Transportation to a point; thence N20°13'20"E, 12.29 feet along the existing easterly right-of-way line of CSX Transportation to a point; thence S89°45'31"E, 103.96 feet to a point of curvature; thence northeasterly in a curve concave to the northwest having a radius of 25 feet a distance of 33.03 feet to a point of tangency on the existing westerly right-of-way line of Sadler Avenue; thence S14°32'31"W, 31.93 feet along the existing westerly right-of-way line of Sadler Avenue to the intersection of the existing westerly right-of-way line of Sadler Avenue and the existing northerly right-of-way line of Glenrose Avenue; thence N89°29'51"W, 124.50 feet along the existing right-of-way line of Glenrose Avenue to the point of beginning, said tract containing 0.035 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT: BEGINNING at the point of intersection of the existing easterly right-of-way line of CSX Transportation and the proposed right-of-way of Glenrose Avenue; thence N20°13'20"E, 5.32 feet along the existing easterly right-of-way of CSX Transportation to a point; thence S89°45'31'E, aa7.14 feet to a point on the proposed right-of-way line of Glenrose Avenue; thence southwesterly in a curve concave to the north having a radius of 25 feet and a distance of 16.09 feet to a point of tangency on the proposed right-of-way line of Glenrose Avenue; thence N89°45'31"W, 103.96 feet along the proposed right-of-way line of Glenrose Avenue to the point of beginning, said easement containing 0.013 acres, more or less. Said temporary construction easement to be abandoned upon completion of construction.

DRIVEWAY IMPROVEMENT: Additional temporary construction easement for proposed driveway construction shall be as follows: Along length of driveway = 10 feet and along width of drive = 20 feet. Said additional temporaty easement containing 0.005 acres, more or less Said temporary construction easement to be abandoned upon completion of construction.

Being the same property conveyed to Kenneth S. Victory, Trustee, by deed from Earl Shacklett, Jr. and wife, Patricia Ann Shacklett of record in Book 6075, Page 388, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Easement of record in Book 8860, Page 263, said Register's Office.

Taxes for 1993 have been pro-rated and paid.

This is improved property known as 2157 Sadler Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles M. Victory, unmarried, his heirs and assigns, forever; and we, Victory Properties, a partnership, do covenant with the said Grantee 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 successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of October, 1993.

Victory Properties

Kenneth S. Victory Trustee

Kenneth S. Victory Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Kenneth S. Victory, Trustee 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, and who further acknowledged that he is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 15th day of October , 1993.

My commission expires: 3/22/97

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 11,700.00.

AFFIANT

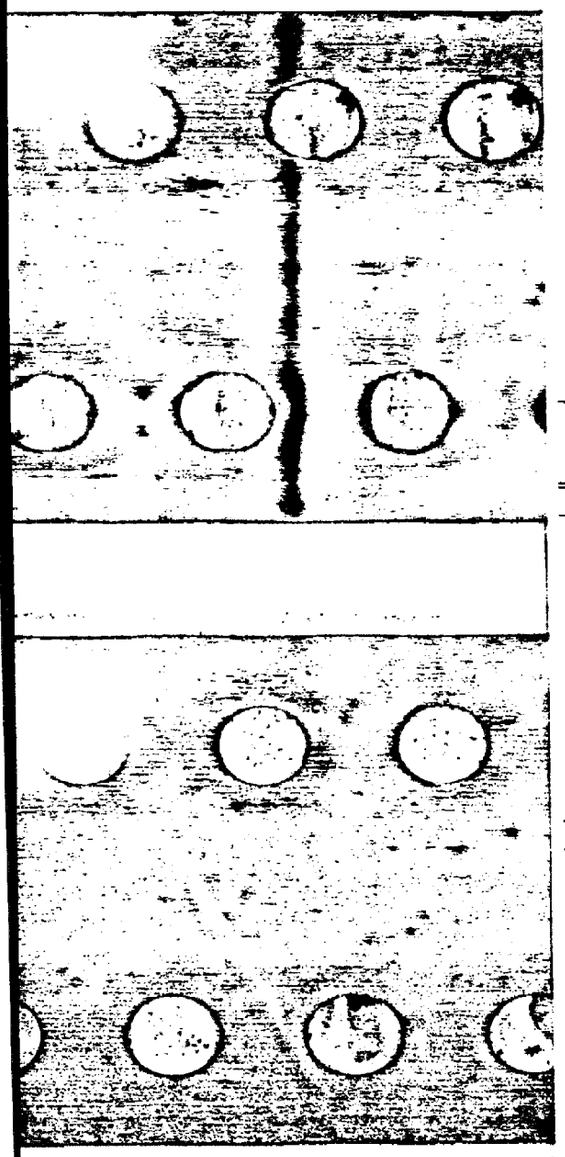
Subscribed and sworn to before me this 15th day of October, 1993.

NOTARY PUBLIC
My Commission Expires: 3/22/97

75731
IDENTIF. & REFERENCE

93 OCT 19 PM 1:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

3639 10/15 0101 03CHECK 52.29



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 11700.00
				CON TX 43.29
				PRFEE 1.00
				WDEED 8.00
				TOTAL 52.29
				CHECK 52.29
10/19/93	01			14:16 0001 3639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75731
IDENTIF. ↑ REFERENCE

93 OCT 19 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 711488