BOOK 5078 PAGE 721

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nguyen Van Qui, et ux	Collateral Investment Company	72-9
(NAME) 942 Oneida Avenue	(NAME) 2233 Fourth Avenue, North	56
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Birmingham, Alabama 35203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,*

cash in hand paid by the grantees; NGUYEN VAN QUI and wife, CHAU THI XUAN, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Albert M. Ferrin and wife, Mary E. Ferrin, to P. E. Davis, Trustee, to secure to Collateral Investment Company the original principal amount of $17,500.00, of record in Book 4979, Page 690, Register's Office for Davidson County, Tennessee, to which deed of trust reference is here made for complete terms and conditions;

We, ALBERT M. FERRIN and wife, MARY E. FERRIN,

have this day bargained and sold, and do hereby transfer and convey unto the said NGUYEN VAN QUI and wife, CHAU THI XUAN, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of Oneida Avenue at the corner of Lots Nos. 125 and 126; thence with the line between said lots southerly 150 feet to a point; thence easterly 47.3 feet to the west margin of Jewell Street; thence with the margin of the same, northerly 131 feet to the beginning of a curve; thence arouns adid curve, northwesterly 35.57 feet to the south margin of Oneida Avenue; thence with the margin of the same westerly 59.5 feet to the beginning.

Being the same property conveyed to Albert M. Ferrin, et ux, by deed from Harold M. McKay and wife, of record in Book 4979, Page 688, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 19,400.00

Subscribed and sworn to before me, this the 15th day of October, 19 76

Affiant

My commission expires: 1-29-77.
(Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 942 Oneida Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Nguyen Van Qui and wife, Chau Thi Xuan, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as herein stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Nguyen Van Qui and wife, Chau Thi Xuan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* October, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary E. Ferrin
Mary E. Ferrin

Albert M. Ferrin
Albert M. Ferrin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jneall Watson a Notary Public in and for said County and State, Albert M. Ferrin and wife, Mary E. Ferrin,

the within named bargainors, 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, Tennessee. this 15th day of October, 19 76

Jneall Watson Notary Public

Commission expires 1-29-77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

Title Corp #9

WARRANTY DEED

FROM

ALBERT M. FERRIN, ET UX

TO

NGUYEN VAN QUI, ET UX,

D 72698

IDENTIF. REFERENCE

Oct 15 3 34 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

OCT 15 76	CONV	19,400.00			
OCT 15 76 S'TAX			B*	50.44	
OCT 15 76 PR'FEE			B*	.50	
OCT 15 76	W'DEED		B*	4.00	* 54.94

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238