FILE BOX 3

This instrument was prepared by: Edward Seddon, Attorney
295 Plus Park Boulevard, Suite
Nashville, Tennessee 37217

69 8 2 1 6

Mail Tax Statements To:

Ashland City Bank and Trust Company
P.O. Box 38
Ashland City, Tennessee 37015

Address of New Owner:

Mr. and Mrs. An Ngoc Le
104 Rural Avenue
Nashville, TN 37209

IDENTIF. REFERENCE

JUL 2 11 09 AM '82

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

MAP-PARCEL NUMBERS
Map 103-6
Parcel 51
8DA-47365

BOOK 5906 PAGE 108

Bill J. Derra, ET AL

TO: CASH WARRANTY DEED

An Ngoc Le, ET UX

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, Bill J. Derra and wife Loretta Derra, as Grantors have bargained and sold and do transfer and convey unto the Grantees An Ngoc Le and wife, Qui Pham Thi Le as tenants by the entirety, their heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Richland Meadows, Section 4, as of record in Book 2330, Page 95, Register's Office for said County.
Said Lot No. 32 fronts 41 feet on the north side of Rural Avenue and extends back 171 feet on the southeast line and 188.1 feet on the northwest line, which is a broken line, to a dead line, measuring 88.8 feet thereon.

Being the same property conveyed to Bill J. Derra and wife Loretta Derra by deed from H. E. Wilson and wife Martha F. Wilson of record in Book 4647, Page 167, Register's Office for said County.
County.

This conveyance is subject to restrictive covenants of record in Book 2541, Page 577, Register's Office for said County.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the Grantees, An Ngoc Le and wife, Qui Pham Thi Le, as tenants by the entirety, their heirs and assigns forever.

SUBJECT to all terms, matters and conditions shown by the aforementioned plat of record, if any, and subject to the aforementioned restrictive covenants, if any, THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; that it is unencumbered, unless otherwise herein set out; and that they will forever warrant and defend the title against all claims and persons whomsoever.

Loretta J. Derra and Loretta Derra being one and the same person.

5961

THE 1982 TAXES are to be pro-rated between the parties.

THE GRANTOR makes OATH that the fair, cash market value of the real estate herein conveyed is $37,000.00.

IN WITNESS WHEREOF, the Grantor has hereunto affixed his signature on this the 28th day of June, 1982.

X Bill J. Derra
Bill J. Derra

X Loretta J. Derra
Loretta J. Derra

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bill J. Derra, and wife Loretta J. Derra 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 seal of office on this the 28th day of June, 1982.

(SEAL)
Notary Public

My Commission Expires: 12-84

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

X Linnsale
Affiant

Subscribed and sworn to before me this the 28th day of June, 1982.

Notary Public

My Commission Expires: 12-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5906 PAGE 110

FOR

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
			37000.00- CO	
			96.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	102.70-
5981	A07/02/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 9. 8 2. 11. 6

IDENTIF. REFERENCE

JUL 2 11 08 AM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 889597