FORM NO. WD-1

BOOK 6270 PAGE 772

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Thanh Van Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 84.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thanh Van Nguyen et ux (NAME)	Mortgage Corp. of the South (NAME)	90-15
451 Capri Drive (STREET ADDRESS OR ROUTE NUMBER)	2119 6th Ave. N. (STREET ADDRESS)	Parcel 138
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama (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: I, Donald K. Smothers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thanh Van Nguyen and wife, Sen Thi Le

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. 1150 on the plan of Charlotte Park Section 16, of record in Book 3300, page 97, Register's Office for said County.

SAID Lot No. 1150 fronts 89.3 feet on the westerly margin of Capri Drive and extends back 151.7 feet on the northerly line and 146.8 feet on the southerly line to a broken line in the rear, measuring 81 feet thereon, erroneously referred to in a prior deed as 31 feet thereon.

BEING the same property conveyed to Donald K. Smothers by deed from Jerry D. Spencer and wife, Michele Diane Spencer of record in Book 5074, page 76, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 3502, page 586, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee(s) to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company, of record in Book 4649, page 483, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee(s).

This is unimproved ( ) improved (X) property, known as 451 Capri Drive, (House Number) (Street) Nashville, Tennessee (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 my hand this 12th day of April, 19 84

Donald K Smothers
Donald K. Smothers

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald K. Smothers

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April 19 84.

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, 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
Donald K. Smothers

TO
Thanh Van Nguyen and wife, Sen Thi Le

Mail to:
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

jb

I 15527

RECEIVED
Apr 15 10 AM '84
DAVIDSON COUNTY, TN
REGISTER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6270 PAGE 774

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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
0544A04/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

115527

IDENTIFICATION REFERENCE

APR 16 8 37 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 28293