Box 30

BOOK 6590 PAGE 893

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 53000.00

Subscribed and sworn to before me, this the 19 day of June 19 85

Affiant Chau Nguyen

My commission expires: Jan 19, 1986 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc.	
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER: Qui Van Nguyen	SEND TAX BILLS TO: THIRD NATIONAL MORTGAGE COMPANY
2943 Hillhurst Drive	P. o. Box 2628
STREET ADDRESS Nashville, TN 37207	STREET ADDRESS Nashville, TN 37219
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 060-07-0 104.00 12DZ 54955	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Morgan Brewer and wife, Joyce E. Brewer

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Qui Van Nguyen and wife, Xuan Chau Nguyen

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot 25 on the Plan of Hillhurst Acres, Section III of record in Book 2331, page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Morgan Brewer and wife, Mary Belle Brewer by deed recorded in Book 4240 at page 251, the said Mary Belle Brewer haveing since deceased. Morgan Brewer conveyed his interest to Mary Jane Nimmo, Trustee, for the purpose of reconveying said interest to Morgan Brewer and wife, Joyce E. Brewer by instrument of record in Book 5578, page 528, Register's Office for said County. This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

J 1 5 8 3 6

T. IDENTIF. REFERENCE

JUN 25 11 43 AM '85

FELIX E. WILSON JR. REGISTER DAVIDSON COUNTY, TN

THIS IS IMPROVED PROPERTY KNOWN AS 2943 Hillhurst Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 19 day of June 19 85

Morgan Brewer

Morgan Brewer

Joyce E. Brewer

Joyce E. Brewer

1701

State of Tennessee
County of Davidson

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On this 19 day of June, 1985, before me personally appeared Morgan Brewer and wife, Joyce E. Brewer to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 19, 1986

Notary Public

CAMPBELL COUNTY TENNESSEE NOTARY PUBLIC LARGE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6590 PAGE 895

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

53000.00- CAMT.
137.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.30-
1701A06/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 5 8 3 6

IDENTIF. REFERENCE

JUN 25 11 43 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148054