ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBER
Murphy Goodman et al	Central Mortgage Co.	146-6-39
713 Farrell Rd. (STREET ADDRESS OR ROUTE NUMBER)	Avenue of the Arts Bldg. Broad & Chestnut Streets (STREET ADDRESS)	OH-0113
Nashville, Tn. 37220 (CITY) (STATE) (ZIP CODE)	Philadelphia, PA. 19107 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One hundred thirty-six thousand and no/100----------DOLLARS

cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged,

BOOK 5622 PAGE 317

We, Sanh Huu Huynh and wife, Ho Quy Ngo, the grantors

have bargained and sold, and by these presents do transfer and convey unto the said Murphy Goodman and Sonya Bernice Gaston, as tenants in common with the right of survivorship

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the Plat of Ragland Estates as of record at Plat Book 2663, page 104, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being all the same property conveyed to the grantors herein by deed at Book 5193, page 525 and corrected at Book 5202, page 486, said Register's Office and by deed at Book 6047, page 131, said Register's Office.

This conveyance is subject to 1985 property taxes which have been prorated between the parties and the grantees assume in full, restrictions of record at Book 2860, page 281, said Register's Office and the limitations shown on said plan of record at Book 2663, page 104, said Register's Office.

Sanh Huu Huynh is one and the same person as Huynh Huu Sanh.

Ho Quy Ngo is one and the same person as Ngo Thi Quy Ho.

SPECIAL NOTE TO REGISTER'S OFFICE for INDEXING PURPOSES: The above grantors correct legal names were incorrectly shown as grantees in all previous deeds. Therefore, please index as above shown grantors AND ALSO as previously shown Huynh Huu Sanh and wife, Ngo Thi Quy Ho as grantors.

This is improved (X) property, known as 713 Farrell Rd., Nashville, Tn. 37220
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 2nd day of August 19 85.

Sanh Huu Huynh
~~one and the same as~~
Huynh Huu Sanh

Ho Quy Ngo
~~one and the same as~~
Ngo Thi Quy Ho

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6622 PAGE 318

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sanh Huu Huynh (previously identified incorrectly as Huynh Huu Sanh) and wife, Ho Quy Ngo (previously identified incorrectly as Ngo Thi Quy Ho)

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 2nd day of August, 19 85.

My commission expires 4-17-88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 136,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 2nd day of August, 19 85.

My commission expires 4-17-88 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

4266 WARRANTY DEED - CHECK

FROM
Sanh Huu Huynh and wife,

TO
Ho Quy Ngo

Murphy Goodman and
Sonya Bernice Gaston

Central Mortgage Co.
Loan # 219177-3

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RUSH

IDENTIFICATION REFERENCE

26038

AUG 5 12 29 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6622 PAGE 319

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
		136000.00-	CAMT.	
			353.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	360.10-
4286A08/05/85		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2603 8

IDENTIFICATION REFERENCE

AUG 5 12 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160324