FILE BOX "7"

FILE NO. 17504

file 7

BOOK 6735 PAGE 402

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

X Hoang Ha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF December, 19 85.

James S. Davis
Notary Public

MY COMMISSION EXPIRES 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tn, 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hoang Ha (NAME)	Mortgage Corporation of the South (NAME)	133-12 #77
445 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue North (STREET ADDRESS)	5DU-10081
Nashville, Tn. 37211 (CITY) (STATE) (P O ZIP)	Birmingham, Alabama 35202 (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, JONATHAN LEE and wife, PHYLLIS ANN LEE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOANG HA and wife, HANH THI NGUYEN

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. 92, on the Plan of Windsor Park Subdivision, as of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan Lee and wife, Phyllis Ann Lee by deed from Gerald L Moore and wife, Barbara J. Moore of record in Book 6115, page 908, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD DEC 13 12 34 PM '85

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to MORTGAGE CORPORATION OF THE SOUTH, of record in Book 5230, Page 50, Register's Office for Davidson County, Tennessee and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved ( ) property, known as 445 Tampa Drive, Nashville, Tennessee 37211
(House Number) (Street) (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 their hands this 12th day of December, 19 85

X Jonathan Lee
Jonathan Lee

X Phyllis Ann Lee
Phyllis Ann Lee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Jonathan Lee, and wife, Phyllis Ann Lee,

the bargainor S, 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 12th day of December 19 85

Commission expires 1-10-89

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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

710[illegible].00- CONT.
184.60 CSTAX
.50 PRFE
6.00 MORT
CHECK 191.10-
G350A12/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 [illegible] 5

IDENTIFICATION REFERENCE

Dec 13 12 34 PM '85

FELIX Z. WILSON
REGISTER

No. 201345