FORM NO. WD-1

BOOK 5770 PAGE 595

17678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$78,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF January, 19 86

_____ Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHU NGUYEN (NAME)	Mortgage Trust Company (NAME)	MAP 150-3
3409 Harvest Court (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	PARCEL 19
Antioch, Tennessee 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	2D-3919#

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, THOMAS R. SNAVE and wife, MARGRET P. SNAVE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHU NGUYEN and wife, TUYET 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. 5 on the Plan of "The Country" Subdivision, Section 1, recorded in Book 4955, Page 48, 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 Thomas R. Snave and wife, Margaret P. Snave by deed from Barry J. Gaston and wife, Sandra L. Gaston of record in Book 5932, Page 945, Register's Office for Davidson County, Tennessee.

7.17.65

IDENTIFICATION REFERENCE

JAN 27 12 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

01/27 [illegible] CHECK

This is unimproved ( ) X improved ( ) property, known as 3409 Harvest Court, Antioch, Tennessee 37013
(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 22nd day of January, 19 86

Thomas R Snave
THOMAS R. SNAVE

Margret P Snave
MARGRET P. SNAVE

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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 THOMAS R. SNAVE and wife, MARGRET P. SNAVE

the bargainors, 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, Tennessee, this 22nd day of January, 19 86.

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

THOMAS R. SNAVE

MARGRET P. SNAVE

TO

PHU NGUYEN

TUYET NGUYEN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK G770 PAGE 597

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

73000.00- CONST.
200.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 800.50-
9422A01/27/66 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.17.65

IDENTIFICATION REFERENCE

JAN 27 12 20 PM '66

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 214097