This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
EMORY H. HOLMES and wife,

BOBBIE JO HOLMES

TO
TOI NGUYEN and wife,
DI THI NGUYEN

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney
1119 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toi Nguyen (NAME)	Mr. & Mrs. Toi Nguyen (NAME)	Map 92-6
810 Lena Street (STREET ADDRESS OR ROUTE NUMBER)	6681 Upton Lane (STREET ADDRESS)	Parcel 437
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE 2646.0

MAY 15 2 58 PM

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 7,000.00 x
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 19 87

Notary Public

MY COMMISSION EXPIRES: Mar 8, 1989

(AFFIX SEAL)

For and in Consideration of the sum of Seven Thousand & 00/100 ($7,000.00) DOLLARS

cash in hand paid, the receipt of all of which is by us acknowledged,

we, Emory H. Holmes and wife, Bobbie Jo Holmes,

have bargained and sold, and by these presents do transfer and convey unto the said Toi Nguyen and wife, Di Thi Nguyen, and their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 3 on the Map of Lenacourt, as of record in Book 1835, page 8, Register's Office for said County.

SAID Lot No. 3 fronts 42 feet on the east side of Lena Street and runs back between parallel lines, 120 feet to the west margin of 27th Avenue, North, which is not open.

BEING the same property conveyed to Emory H. Holmes by deed from Denise A. Holmes, of record in Book 7112, page 9, Register's Office for Davidson County, Tennessee.

The said Bobbie Jo Holmes joins in this conveyance for the purpose of conveying any and all of her right, title, and interest in and to said property to the herein named Grantee, the said Bobbie Jo Holmes being the wife of Emory H. Holmes.

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This is ( ) unimproved (XX) improved property, known as 810 Lena Street, Nashville, Tennessee 37208
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Toi Nguyen and wife, Di Thi Nguyen, and their heirs and assigns, forever.

And we do covenant with the said Toi Nguyen and wife, Di Thi Nguyen 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., except for current year's Metro property taxes which are pro-rated and assumed by the Grantees herein & Metro Codes Letter of record in Book 7196, page 338, RODC.

And we, Emory H. Holmes and wife, Bobbie Jo Holmes, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said, Toi Nguyen and wife, Di Thi Nguyen, and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 4th day of May, 19 87

Emory H. Holmes

Bobbie Jo Holmes

STATE OF CALIFORNIA
COUNTY OF Sonoma ss.

On this 4th day of May in the year 1987 before me, Vicki A. Doty, a Notary Public, State of California, duly commissioned and sworn, personally appeared Emory H. Holmes personally known to me (or proved to me on the basis of satisfactory evidence) to be the person* whose name* subscribed to this instrument, and acknowledged that * he* executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City of Rohnert Park County of Sonoma on the date set forth above in this certificate.

OFFICIAL SEAL
VICKI A DOTY
NOTARY PUBLIC-CALIFORNIA
SONOMA COUNTY
MY COMM. EXP. MAY 26,1990

Vicki A Doty
Notary Public State of California

My commission expires 5/26/1990

WARRANTY DEED (prepared by Morris Levine, Attorney at law.)

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice on an attorney. The printer does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

COUNTY OF DAVIDSON)

STATE OF CALIFORNIA
COUNTY OF Sonoma ss.

On this 6th day of May in the year 1987 before me, Vicki A. Doty, a Notary Public, State of California, duly commissioned and sworn, personally appeared Bobbie Jo Holmes personally known to me (or proved to me on the basis of satisfactory evidence) to be the person* whose name* subscribed to this instrument, and acknowledged that * she executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City of Rohnert Park County of Sonoma on the date set forth above in this certificate.

OFFICIAL SEAL
VICKI A DOTY
NOTARY PUBLIC-CALIFORNIA
SONOMA COUNTY
MY COMM. EXP. MAY 26,1990

Vicki A Doty
Notary Public State of California

My commission expires 5/26/1990

Warranty Deed Prepared by
Morris Levine

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice on an attorney. The printer does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

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

RECEIVED OF _____

FOR _____

BOOK 7238 PAGE 267

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
			7000.00- CAMT. 19.60 CSTAX .50 PRFEE 6.00 WDEED CHECK 26.10- 7851A05/15/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2646 0

IDENTIFI REFERENCE

MAY 15 2 58 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82383