BOOK 7342 PAGE 884 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1987

Notary Public

MY COMMISSION EXPIRES: 2-16-89

(AFFIX SEAL)

File # 21989
Loan # 220706-5

Box 7

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
LE NGOC THANH	Bailey Mortgage Company	MAP 108-12
(NAME)	(NAME)	
3304 Quail Run Court	200 South Lamar	PAR 210
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Jackson, Mississippi 39215-1389	3D-91896
(CITY) (STATE) (P.O. ZIP)	(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, DAN DUER d/b/a, DAN DUER CONSTRUCTION CO.

and wife, Janie G. Duer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LE NGOC THANH and wife, LE THU THANH

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. 45, Section 3, Trailwood, as of record in Book 6900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Dan Duer d/b/a Dan Duer or future encroachments will not result in forfeiture or reversion of title. Company, by deed from Intercontinental Engineering Corporation, et al, of record in Book 7039, page 437, Register's Office for Davidson County, Tennessee.

Janie G. Duer, wife of Dan Duer joins in this conveyance for the express purpose of conveying her marital rights in subject property.

~~This instrument is being executed by Dan Duer for Janie G. Duer, pursuant to a Power of Attorney of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.~~

6189

IDENTIFICATION REFERENCE

SEP 2 1 25 PM '87

DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (X) property, known as 3304 Quail Run Court, Nashville, TN 37214
(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 his hand this 31st day of August, 19 87

DAN DUER X Dan Duer

Janie G. Duer

JANIE G. DUER

STATE OF TENNESSEE
Davidson County

BOOK 7342 PAGE 885

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAN DUERd/b/a, DAN DUER CONSTRUCTION CO. ~~by~~ Janie G. Duer

the bargainor s, 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 31st day of August, 19 87.

Commission Expires 3-11-91

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
DAN DUER

TO
LE NGOC THANH
LE THU THANH

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31ST day of August, 1987, before me personally appeared Dan Duer to me known to be the person who executed the foregoing instrument in behalf of Janie G. Duer as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Janie G. Duer.

Witness my hand and official seal at Nashville, Tennessee, this the 31ST day of August, 1987.

My Commission Expires:

3-11-91

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7342 PAGE 886

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			80000.00- CASH	
			246.40 CSTAX	
			.50 PRFEE	
			6.00 MORTD	
			CHECK 252.90-	
869BA09/02/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6188.9

IDENTIFICATION REFERENCE

SEP 2 1 26 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 12465