BOOK 7345 PAGE 275

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF August 19 87

Notary Public

MY COMMISSION EXPIRES 7-17-88

THIS INSTRUMENT WAS PREPARED BY

Cumberland Valley Title, 1114 17th Avenue South, Nashville, TN 37212

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chan Kieu and wife, Quynh Kieu (NAME)	New Owners (NAME)	Map 172
1100 Warner, Suite 116 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 182
Fountain Valley, CA 92708 (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. Richard A. Nelson and wife, Christine Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chan Kieu and wife, Quynh Kieu

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Mt. Pisgah Heights, Section II, of record in Plan Book 6200, page 492, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the northeastern most corner of the Mount Pisgah Heights Subdivision of record in Plat Book 5210, page 302, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Mount Pisgah Road, South 85 degrees 02' 25" East 163.05 feet to the true point of beginning; thence South 85 degrees 02' 25" East 68.36 feet to a point; thence with a curve to the left, having a radius of 385.00 feet, a distance of 38.95 feet to a point; thence with a curve to the right, having a radius of 25.00 feet, a distance of 36.21 feet to a point; thence South 8 degrees 00' 13" East 145.00 feet to a point; thence South 63 degrees 56' 51" West 135.58 feet to a point; thence South 81 degrees 59' 47" West 125.00 feet to a point; thence North 17 degrees 23' 35" West 15.00 feet to a point; thence North 14 degrees 34' 40" West 92.32 feet to a point; thence North 81 degrees 59' 47" East 140.00 feet to a point; thence North 8 degrees 00' 13" East 127.34 feet to the point of beginning, containing 0.904 acres.

Being the same property conveyed to Richard A. Nelson and wife, Christine Nelson by deed from Richard C. Argo and wife, Martha Argo of record in Book 6989, page 535, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6144 Mt. Pisgah Road, 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 our hand s this 24 day of August, 19 87

Richard A. Nelson

Christine Nelson

BOOK 7345 PAGE 276

STATE OF TENNESSEE }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Nelson and wife, Christine Nelson

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 24th day of August 19 87

Commmission expires 6-22-87

Notary Public

STATE OF TENNESSEE }

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

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

6269.6

IDENTIFICATION REFERENCE

SEP 4 [illegible] AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7345 PAGE 277

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

120000.00- CAMT.
336.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 342.50-
9644A09/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6269.6

IDENTIFICATION REFERENCE

SEP 4 10 15 AM '87

DAVIDSON COUNTY, TN

No. 13388