BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Deborah J. Thoman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 19 87.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP-PARCEL NUMBERS
John A. Thoman, Jr. (NAME)	CBS Mortgage Corp. (NAME)	142-10
737 Baugh Road (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 16570 (STREET ADDRESS)	#85
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Jackson, MS. 39236-0570 (CITY) (STATE) (ZIP)	9D-24428

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, Charles M. Johnson, Jr. and wife, Bich Thu Thi Nguyen and Do Van Dinh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Thoman, Jr. and wife, Deborah J. Thoman

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. 11 on the Plan of Green Meadows, Section 1, of record in Plat Book 5050, page 92, 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 Charles M. Johnson, Jr. and Bich Thu Thi Nguyen and Do Van Dinh by deed from Michael F. Montague and wife, Judy R. Montague of record in Book 7072, page 350, Register's Office for Davidson County, Tennessee.

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 of record in Book 7072, page 353, 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 said grantees.

Bich Thu Thi Nguyen is executing this document on behalf of Do Van Dinh, pursuant to a Power of Attorney of record in Book 7072, page 349, Register's Office for Davidson County, Tennessee.

9:38:00 IDENTIFICATION REFERENCE Dec 29 12 58 PM FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 737 Baugh Road, Nashville, TN 37221
(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 hand s this 22nd day of December, 19 87

Charles M. Johnson, Jr.

Bich Thu Thi Nguyen

Do Van Dinh by Bich Thu Thi Nguyen ATTYIN FACT

3809 0107 03CHECK 216.22

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Charles M. Johnson, Jr. and wife, Bich Thu Thi Nguyen

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 December, 19 87.

Commission expires June 5, 1989

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Charles M. Johnson, Jr. and wife, Bich Thu Thi Nguyen and Do Van Dinh

TO
John A. Thoman, Jr. and wife, Deborah J. Thoman

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 1987, before me personally appeared Bich Thu Thi Nguyen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Do Van Dinh, and acknowledged that she executed the same as the free act and deed of said Do Van Dinh.

My Commission Expires: June 5, 1989

NOTARY PUBLIC





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 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

CAMT	74900.00
CON TX	209.72
PRFEE	0.50
[illegible] BANK	6.00
TOTAL	216.22
CHECK	216.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/87 01 13:00 0001 3809

9380C.

IDENTIFI REFERENCE

DEC 29 12 50 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48891