THIS INSTRUMENT PREPARED BY:
LEE A. COHEN
COHEN & COHEN ATTORNEY'S AT LAW
4908 CHARLOTTE AVENUE
NASHVILLE, TENNESSEE 37209

BOOK 7600 PAGE 81

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Toi H. Nguyen et al (NAME)	~~Same~~ 6681 Colonial Lane (NAME)	91-2
5510 California Avenue (STREET ADDRESS OR ROUTE NUMBER)	Nashville Tenn 37209 (STREET ADDRESS)	Parcel 315
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of $17,500.00
SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100's Dollars.

Cash in hand paid, I, Ronald E. Turner and wife Anna B. Turner

49489 IDENTIFICATION REFERENCE JUL 15 11 04 AM '88 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

7262 07/15 0101 03CHECK 64.25

have this day bargained and sold, and do hereby transfer and convey unto the said Toi H. Nguyen and wife
Di Thi Nguyen
the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lots Nos. 1421 and 1423 of Block No. 50, Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said Lots Nos. 1421 and 1423 front together 60 feet on the northerly side of California Avenue and run back between parallel lines, with the easterly margin of 56th Avenue North, formerly 15th Street, 150 feet to an alley.

Being the same property conveyed to Ronald E. Turner by Deed from J.W. Owen and wife, Pearl Owen, of record in Book 5146, Page 189, Register's Office for Davidson County, Tennessee.

Anna B. Turner joins in this conveyance for the express purpose of conveying any interest she may have by virtue of her marriage to Ronald E. Turner.

This instrument prepared based solely on information provided by the grantors.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ $17,500.00
Subscribed and sworn to before me this the 16th day of
19 88
Affiant
My commission expires 3-11-89
(Affix Seal)
Notary Public

unimproved
This is improved or unimproved property, known as 5510 California Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 13th day of July, 19 88, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Ronald E. Turner

x Anna Bea Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7600 PAGE 82

Personally appeared before me, John Duncan, *a Notary Public in and for said County and State* Ronald E Turner & Ann Bea Turner

the within named 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* 13th *day of* May, 19 88

Commission expires 9-11-90

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ——, *a Notary Public of 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* ——self *to be* —— *of the* ——, *the within named bargainor, a corporation, and that* ——he *as such* —— *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ——self *as* ——.

Witness my hand and seal, at office in ——, *this* —— *day of* ——, 19——.

——Notary Public

Commission expires ——

WARRANTY DEED

FROM
RONALD E. TURNER, ET AL

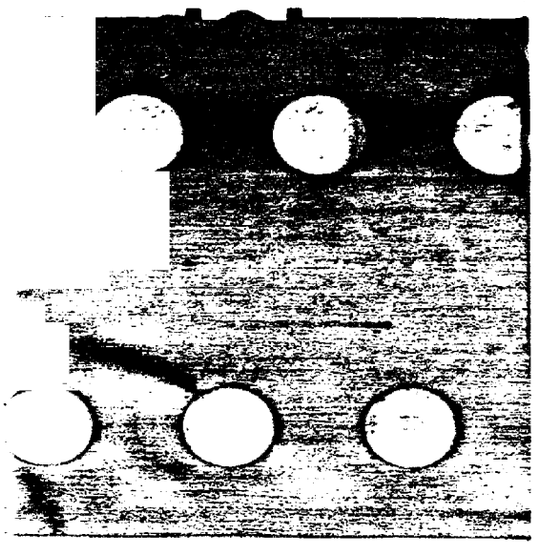
TO
TOI H. NGUYEN , ET AL

Mail to Duncan Title
4600 Charlotte Ave
37209

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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



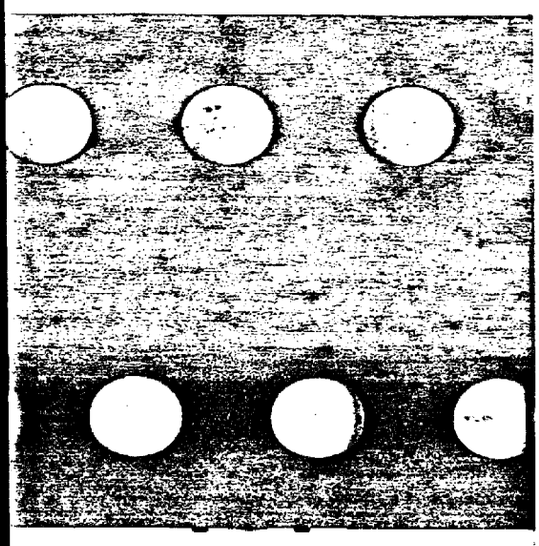
RECEIVED OF _____

FOR _____

BOOK 7600 PAGE 83

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 17500.00
				CON TX 57.75
				PRFEE 0.50
				WDEED 6.00
				TOTAL 64.25
				CHECK 64.25
07/15/88	01			11:06 0001 7262



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49489

IDENTIFICATION REFERENCE

JUL 15 11 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113086