File Box 61

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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,571.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 88.

Notary Public

MY COMMISSION EXPIRES: 12-7-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry J. Bonnaire (NAME)	Lomas & Nettleton (NAME)	
3820 Eckhart Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 650320 (STREET ADDRESS)	133-12-274
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75265-0320 (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, Dung Van Nguyen and wife, Thi T. Nguyen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry J. Bonnaire, a single person TTN TTN

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. 89 on the Plan of Revision of Lots 80-93, Section 4, Greenwood Hills, of record in Book 4955, Page 88, said Register's Office.

SAID Lot No. 89 fronts 65.0 feet on the northerly side of Eckhart Drive and run back between parallel lines 155.0 feet to a line in the rear which measures 65.0 feet thereon.

BEING the same property conveyed to Dung Van Nguyen by deed from Benjamin Buell Ward and wife, Lori Haugh Ward of record in Book 5965, Page 14, said Register's Office for Davidson County, Tennessee. I, Thi T. Nguyen, wife of Dung Van Nguyen, join for the purpose of conveying any interest I may have in the above described property, particularly marital rights.

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 to Fidelity Federal Savings & Loan Association of Tennessee, of record in Book 6801, Page 712, Register's Office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved (X) This is improved ( ) property, known as 3820 Eckhart Drive, Nashville, TN 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 my hand this 26th day of September, 19 88

Dung Van Nguyen

Thi T. Nguyen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dung Van Nguyen and wife, Thi T. Nguyen

the bargainor S, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September 1988.

Commission expires 5-18-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (their several oaths) (himself) (themselves) with whom I am personally acquainted and who upon acknowledged 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 _____.

1703 09/28 0101 03CHECK 206.40

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

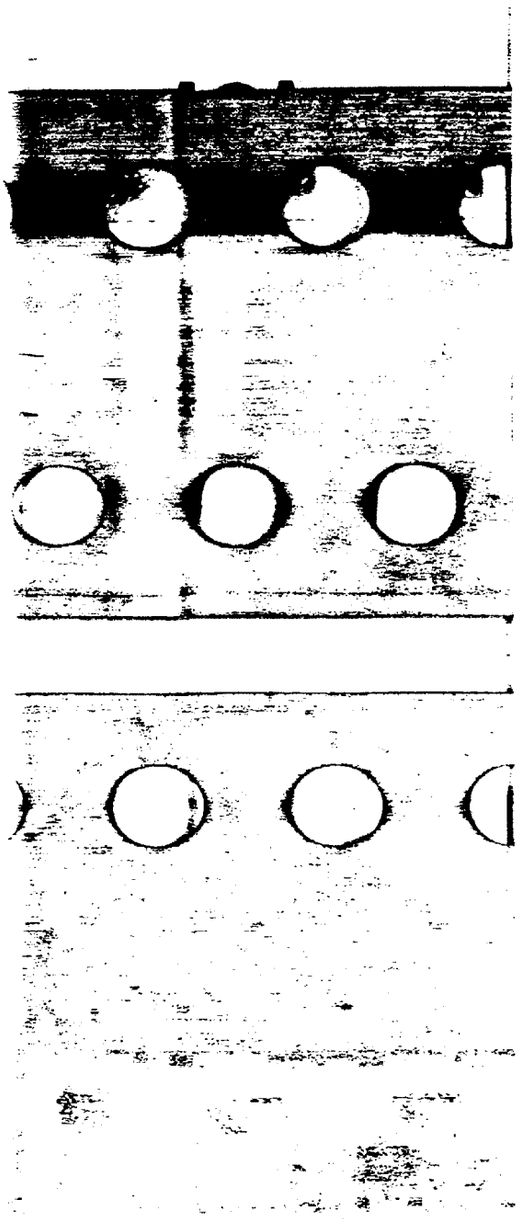
Notary Public

IDENTIFICATION REFERENCE

SEP 28 2 45 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

7.1.6 C.E.



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	60571.68
CON TX	199.98
PRFEE	0.50
MDEED	6.00
TOTAL	206.48
CHECK	206.48

09/28/98 01 12446 0001 1703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.16 OE

IDENTIFICATION REFERENCE

SEP 28 2 45 PM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138657