3966 12/05 0101 03D-EDX 427 C

This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
Luot V. Nguyen et ux	Beatrice W. Holton	129-15-71
843 Percy Warner Blvd.	570 Dolphin Ave. SE	
Nashville, TN 37205	St. Petersburg, FL 33705	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, BEATRICE W. HOLTON, unmarried ("Grantor") has this day bargained and sold, and does hereby transfer and convey to LUOT V. NGUYEN and wife, BICH THI VU ("Grantees"), their heirs, successors and assigns, land in Davidson County, Tennessee, fully described as follows:

BEING Lot No. 46 on the Plan of West Meade Highlands, Section I, as of record in Book 3700, pages 69 and 70, Register's Office for said County.

SAID Lot No. 46 fronts 99.64 feet on the northerly side of Percy Warner Boulevard and extends back 202.3 feet on the westerly line and 222.7 feet on the easterly line to a dead line in the rear, which is a broken line, measuring a total of 84.58 feet thereon.

BEING the same property conveyed to Beatrice W. Holton, a single person, by deed from The Equitable Life Assurance Society of the United States, of record in Book 5137, page 206, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 843 Percy Warner Boulevard Nashville, Tennessee 37205.

THIS conveyance is subject to Restrictive covenant contained in instrument of record in Book 4025, page 420, said Register's Office. Also subject to the plan of record in Book 3700, pages 69 and 70, said Register's Office, and subject to 1988 taxes which have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds herself, her heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 2nd day of December, 1988.

9.00 TAX
IDENTIFICATION
DEC 5 11 29 AM '88
FELIX Z. WILSON CLERK & MASTER DAVIDSON COUNTY, TN
MAIL BOX

Beatrice W. Holton
BEATRICE W. HOLTON, by
Alicia Nichols, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared ALICIA NICHOLS to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in behalf of BEATRICE W. HOLTON and acknowledges that she executed the same as the free act and deed of BEATRICE W. HOLTON.

Witness my hand and and seal, this 2ND day of DECEMBER, 1988.

My commission expires: 11-12-90

Barry W. Bedford
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

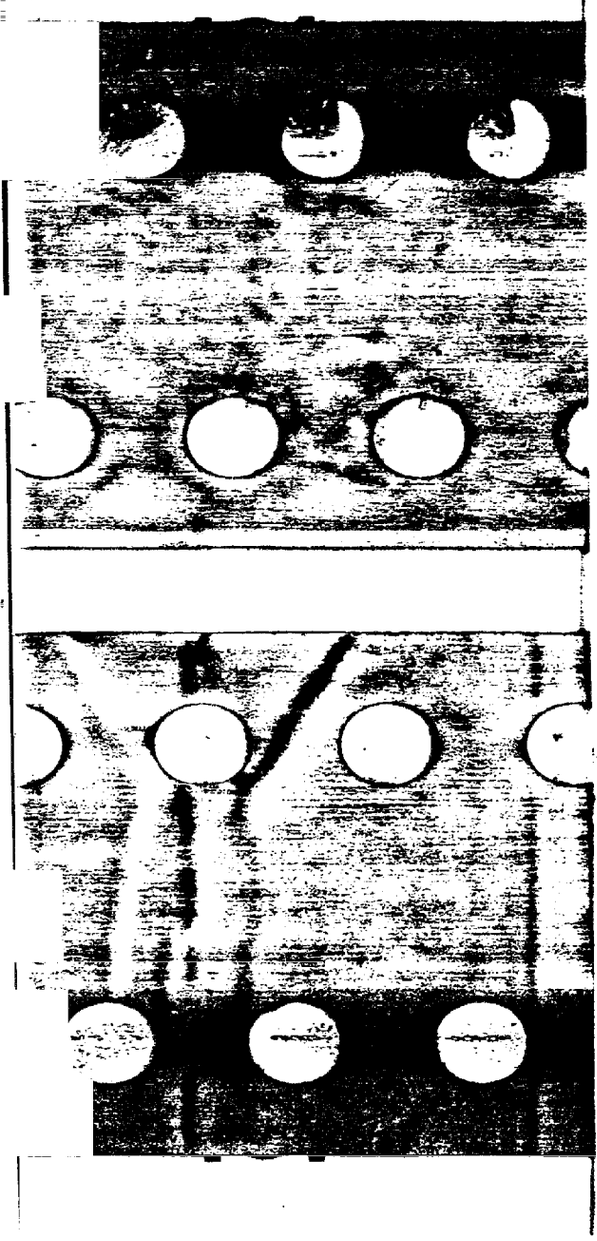
The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

× Mary Nichols
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 2ND DAY OF DECEMBER, 1988.

Barry W. Bedford
NOTARY PUBLIC

My Commission Expires: 11-12-90



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

RECEIVED OF _____

FOR _____

BOOK 7719 PAGE 323

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 127500.00
CON TX 420.75
PRFEE 0.50
WDEED 6.00
TOTAL 427.25
CHECK 427.25

12/05/88 01 10:14 0001 3966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90635

IDENTIFICATION REFERENCE

DEC 5 10 16 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160190