FORM NO. WD-1 BOX 10

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,899.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1989

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
HBO Group	Molton, Allen & Williams (NAME)	05DU 10658
c/o Coldwell Banker (NAME)		
392 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	#4 Metroplex Drive, P. O. Box 10025 (STREET ADDRESS)	134-13-0-017.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35202-0025 (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, Peter Nguyen and wife, Lim Nguyen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HBO Group, a Tennessee general partnership

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. 75 on the plan of Kenilworth Estates, Section Two, of record in Book 2900, page 126, Register's Office for said County.

Said Lot No. 75 fronts 69.0 feet on the northerly margin of Penfield Drive and extends back 152.7 feet on the westerly line and 151.5 feet on the easterly line to a dead line in the rear, measuring 69.0 feet thereon.

Being the same property conveyed to Peter Nguyen and wife, Lim Nguyen by deed from Larry E. Smith and wife, Jessie W. Smith of record in Book 6558, page 269, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3159, page 308, said Register's Office, and to the matters set forth in the above referenced plan of record.

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 5556, page 530, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 280 Penfield Drive (House Number) (Street) Nashville, TN 37211 (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 31st day of January, 19 89

Peter Nguyen Peter Nguyen

Lim Nguyen Lim Nguyen

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county, Peter Nguyen and wife, Lim Nguyen

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 31st day of January, 19 89.

NOTARY PUBLIC

My commission expires:

2-13-91

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as .

WITNESS my hand and seal, at office in ,

this day of , 19 .

NOTARY PUBLIC

My commission expires:

3368 02/01 0101 03CHECK 214.07

WARRANTY DEED

FROM

Peter Nguyen and wife,

Lim Nguyen

TO

HBO Group, a Tennessee general

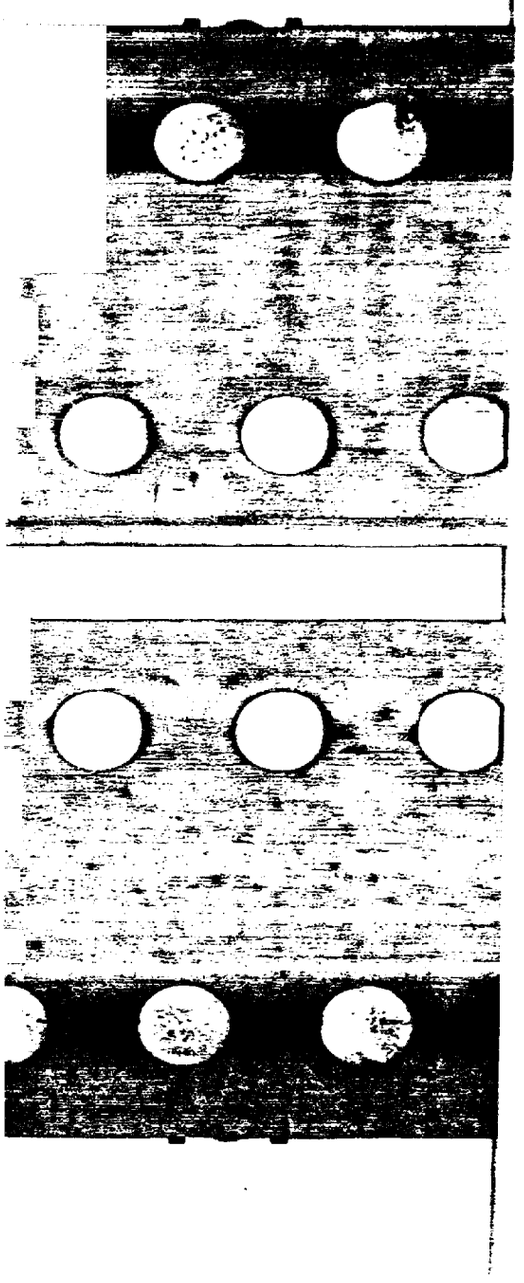
partnership

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION

0 5 7 7 7



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 62899.59
CON TX 207.57
PRFEE 0.50
WDEED 6.00
TOTAL 214.07
CHECK 214.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/89 01 11:47 0001 3368

057.7.7.

IDENTIFICATION REFERENCE

FEB 1 11 46 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177884