BOOK 7765 PAGE 917 FORM NO. WD-1

BOX 16

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

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
Peter Nguyen et ux (NAME)	C & S Real Estate Services, Inc. (NAME)	06DU82944
1501 Celebration Way (STREET ADDRESS OR ROUTE NUMBER)	ATTN: Tax Department P. O. Box 656 (STREET ADDRESS)	172-08-0-B-103.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Tucker, GA 30085-0656 (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, HBO Group, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter Nguyen and wife, Lim Nguyen

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. 103 on the plan of Phase One, Bridle Downs, of record in Book 6900, pages 546, 547 and 548, Register's Office for said County.

Said Lot No. 103, which is a corner lot, fronts 100.00 feet on the southerly margin of Celebration Way and fronts 100.00 feet on the westerly margin of Nolensville Pike, also known as State Route 11, U.S. 41A and U.S. 31-A, said frontages being joined by a curve having a length of 39.27 feet, and extends back 125.00 feet on the westerly line and 125.00 feet on the southerly line to a point of intersection.

Being part of the same property conveyed to HBO Group, a Tennessee General Partnership by deed from Land Management and Development Co., a Tennessee General Partnership of record in Book 7450, page 238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of covenants, conditions and restrictions of record in Book 7448, page 772, said Register's Office and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 1501 Celebration Way, 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 31st day of January, 1989

HBO Group

BY: Doris D. Barnes,
General Partner

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

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 _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19_____.

_____
NOTARY PUBLIC

My commission expires:

_____

4423 02/03 0101 03CHECK 484.67

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: _____

FEB 3 12 59 PM '89

1 0990

WARRANTY DEED

FROM

HBO Group, a Tennessee General Partnership

TO

Peter Nguyen and wife, Lim Nguyen

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

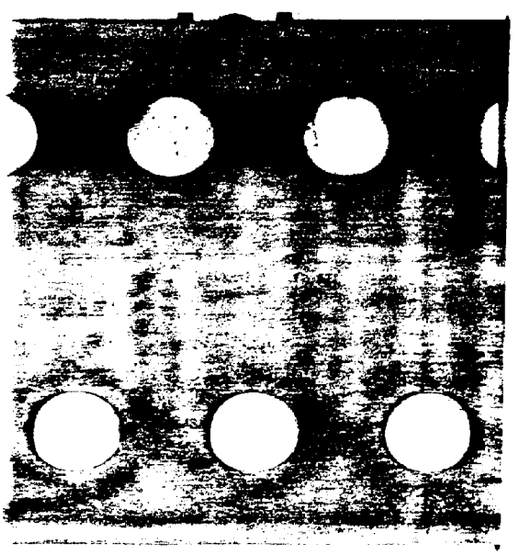
STATE OF TENNESSEE
COUNTY OF DAVIDSON

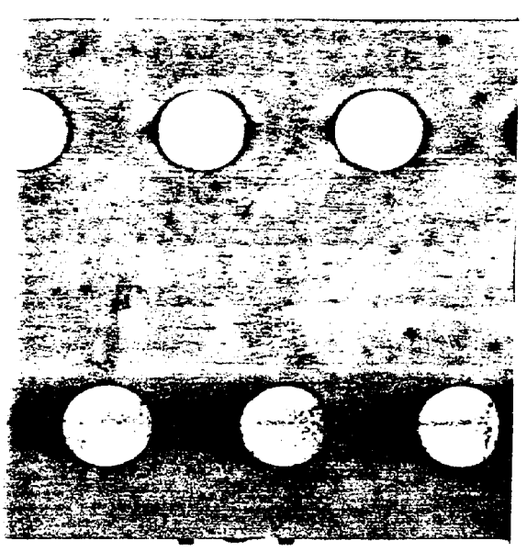
Before me, the undersigned, of the State and County aforesaid, personally appeared Dorris D. Barnes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a General Partner of HBO Group, a Tennessee General Partnership, the within named bargainor, a partnership, and he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a General Partner.

Witness my hand and seal, this 31st day of January, 1989.

My Commission Expires: 7-15-91

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	CAMT
	144900.00
CON TX	478.17
PRFEE	0.50
WDEED	6.00
TOTAL	484.67
CHECK	484.67

06651 IDENTIFICATION REFERENCE FEB 3 12 58 PM '89 FELIX Z WILSON REGISTER DAVIDSON COUNTY, TN 02/03/89 01 13:00 0001 4423

No. 178926