WARRANTY DEED

BOOK 8087 PAGE 47

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: mortgagee	MAP PARCEL NUMBERS
ETHEN L. COOKE (NAME)	GLENDALE FEDERAL BANK (NAME)	103-6
103 RURAL AVENUE (STREET ADDRESS OR ROUTE NUMBER)	PO Box 85366 (STREET ADDRESS)	47.00
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	SAN DIEGO, CA 92138-5366 (CITY) (STATE) (ZIP)	8DA 47455

FOR AND IN CONSIDERATION of the sum of Ten

Dollars,

NGOC-DUNG THI NGUYEN, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said ETHEN L. COOKE and wife, NGOC BAO T. NGUYEN COOKE

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 28 on the Revised Plan of Richland Meadows, Section IV, as of record in Book 2330, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 58 feet on the southerly side of Rural Avenue and runs back 109.6 feet on the easterly line and 126.7 feet on the westerly line to a dead line in the rear on which it measures 68 feet.

Being the same property conveyed to Nguyen, Ngoc-Dung Thi by deed from Kenneth R. Sipsy, single person in Book 5664, page 781, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1990, Restrictive Covenants of record and a Deed of Trust Grantees herein assume and promise to pay of record in Book 5449, page 476, said Register's Office.

0649 04/12 0101 03CHECK 221.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me this the 4th *day of* April *19* 90

Affiant Ethen L Cooke

My commission expires: 5-1-91 *(Affix Seal)*

Notary Public Susan Franks

This is unimproved (X) *property, known as* 103 Rural Avenue, Nashville, TN 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 4th *day of* April *19* 90*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ngoc-Dung Nguyen

NGOC-DUNG THI NGUYEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* NGOC-DUNG THI NGUYEN, unmarried

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Hermitage, *Tennessee, this* 4th *day of* April, *19* 90.

Susan Finley
Notary Public

Commission expires 1-9-91

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 _____

1 8 4 1 2

IDENTIF. TREFERENCE

APR 12 10 37 AM '90

DAVIDSON COUNTY TN.

WARRANTY DEED

FROM
NGOC-DUNG THI NGUYEN

TO
ETHEN L. COOKE and wife,
NGOC BAO T. NGUYEN COOKE

THIS INSTRUMENT WAS PREPARED BY
AND PLEASE RETURN TO:

STATE TITLE, INC.
105 BONNABROOK DR., SUITE 210
HERMITAGE, TN 37076

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 8087 PAGE 49

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 65000.00	
			CON TX 214.50	
			PRFEE 1.00	
			MDEED 6.00	
			TOTAL 221.50	
			CHECK 221.50	
04/12/90	01		10:36 0001 0649	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 4 1 2

IDENTIF. TREFERENCE

APR 12 10 37 AM '90

DAVIDSON COUNTY TN.

No. 309779