Box 14

FORM NO. WD-1

BOOK 8165 PAGE 507

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,725.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 90

Notary Public

MY COMMISSION EXPIRES: 7/29/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phung Duc Nguyen (NAME)	Fidelity Federal Savings & Loan Assc. (NAME)	134-9
3648 Donna Kay Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	99.00
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	SDU-77107

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, FOX RIDGE HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHUNG DUC NGUYEN AND WIFE, MIMY CHUNG

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:

BEING Lot No. 52 on the Plan of Woodland Hills, Phase One as of record in Plat Book 6900, Page 666, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Fox Ridge Homes, Inc. by deed of record in Book 8097, Page 647, said Register's Office.

THIS conveyance is subject to a Declaration of Covenants, Conditions and Restrictions of record in Book 7632, Page 947, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and rights-of-way for public utilities.

THIS conveyance is subject to any and all restrictions and easements of record.

46141

IDENTIFICATION

AUG 1 3 14 PM '90

FELIX Z. WHITE REGISTER DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved XX property, known as 3648 Donna Kay 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 seised 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 27th day of July, 19 90

FOX RIDGE HOMES, INC.

BY:

ALPHONSE H. DAVIS DEBORAH P. BUFORD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, 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 purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alphonse H. Davis & Deborah P. Buford

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ themselves to be the President & Vice President of the Fox Ridge Homes, Inc. a corporation, and that he as such President & Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ themselves as President & Vice President.

Witness my hand and official seal at Nashville, TN, this 27th day of July, 1990.

Anne H. McKnight Notary Public

Commission Expires 1/11/92

ANNE H. McKNIGHT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

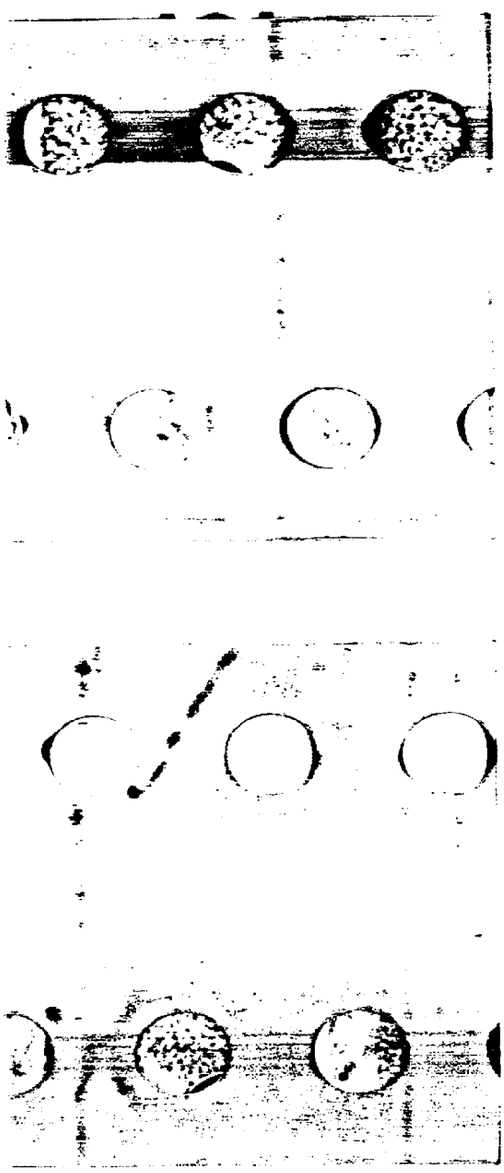
FROM
FOX RIDGE HOMES, INC.

TO
PHUNG DUC NGUYEN, ET UX

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
THIRD NATIONAL FINANCIAL CENTER
13TH FLOOR, 424 CHURCH STREET
NASHVILLE, TENNESSEE 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6071 08/01 0101 CHECK 283.21



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8165 PAGE 569

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 83725.00
				CON TX 276.21
				PRFEE 1.00
				WDEED 6.00
				TOTAL 283.21
				CHECK 283.21
08/01/90		01		15:16 0001 6071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46141

IDENTIFICATION REFERENCE

AUG 1 3 14 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 342548