Prepared from Information furnished by the Parties by:
SMITH & SELLERS, Attorneys at Law, Murfreesboro, Tennessee

TAX IDENTIFICATION: Map 147.1, Parcel 50 (ps)

SEND TAX BILLS TO	NAME AND ADDRESS OF NEW OWNER
Owner	Bach Thuy Nguyen et vir. 640 Harding Place Nashville, TN 37211

BOOK 8255 PAGE 894

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

FOR AND IN CONSIDERATION of the sum of SIXTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 ($65,500.00) DOLLARS, all cash in hand paid, receipt of which is hereby acknowledged; I, the undersigned, MARGIE L. JOHNSON, a widow, have this day bargained and sold and do by these presents hereby transfer and convey unto BACH THUY NGUYEN and husband RICKY LY, not as tenants by the entirety but as tenants in common, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> BEING Lot No. 284 on the Plan of Caldwell Hall, Section II, of record in Book 2900, page 96, Register's Office of Davidson County, Tennessee. Said Lot No. 284 fronts 80 feet on the northerly side of Harding Place and extends back 205.9 feet on the easterly line and 202.9 feet on the westerly line to a dead line, which is a broken line on which it measures 81.7 feet thereon.
>
> Being the same property conveyed by Raymond L. White et ux. to Neal Johnson and wife, Margie L. Johnson, by deed appearing of record in Book 4320, page 509, Register's Office of Davidson County, Tennessee. The said Neal Johnson is now deceased, leaving Margie L. Johnson sole owner as surviving tenant by the entirety.
>
> This conveyance is made subject to minimum building setback line, public utility easement, utility anchor easement and all other matters as shown on plat of record in Book 2900, page 96, and to restrictions of record in Book 3097, page 407, both of said Register's Office; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

The undersigned covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that it is unencumbered.

The undersigned further covenant and bind myself, my heirs and assigns, forever to warrant and defend the title to said real estate unto

the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 4th day of December, 1990.

Margie L. Johnson
MARGIE L. JOHNSON

BOOK 8255 PAGE 895

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named MARGIE L. JOHNSON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 4th day of December, 1990.

Notary Public

My commission expires: 2 April 1992.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ricky Ly
Affiant

SWORN to and subscribed before me this the 4th day of December, 1990.

Notary Public

My commission expires: 2 April 1992.

8573 12/12 0101 03CHECK 223.15

78978

IDENTIF. TREFERENCE

DEC 12 10 32 AM '90

FELIX Z. NELSON REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8255 PAGE 896

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	65500.00
CON TX	216.15
PRFEE	1.00
WDEED	6.00
TOTAL	223.15
CHECK	223.15

12/12/90 01 10:32 0001 8573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78978

IDENTIF. REFERENCE

DEC 12 10 32 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 381016