PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. jcb() (Title No: 30668)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 76,000.00

Affiant

Sworn and subscribed before me this
28th day of February, 1991.

Notary Public

My Comm. Expires: Oct 9, 1994

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Son N. Tran	First Republic Mortgage Corporation	8DZ 8839, 102-7-106
6612 Beacon Lane	6012 Wilmington Pike	
Nashville, TN 37209	Dayton, OH 45459	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William C. Moody and spouse, Lauryn B. Moody,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Son N. Tran and spouse, Mylinh T. Huynh,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 73 on the plan of Charlotte Park-Section 26, of record in Book 3700, page 91, Register's Office for said County.

SAID Lot No. 73 fronts 75.0 feet on the northwesterly margin of Beacon Lane and extends back 233.37 feet on the northeasterly line and 218.19 feet on the southwesterly line to a dead line in the rear, measuring 76.52 feet thereon.

BEING the same property conveyed to William C. Moody and wife, Lauryn B. Moody by deed from Albert Winston Reed and wife, Mary R. Reed of record in Book 5439, page 714, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to all matters shown on the referenced subdivision Plan.

96292

IDENTIF. REFERENCE

0277 03/01 0101 03CHECK 257.80

This is improved property, known as: 6612 Beacon Lane, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 1991.

William C. Moody **Lauryn B. Moody**

State of Tennessee
County of Davidson

On this 28th day of February, 1991, before me the undersigned authority, personally appeared William C. Moody and Lauryn B. Moody, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

OFFICIAL RECEIPT

[illegible]

[illegible]

[illegible]

RECEIVED OF _____

FOR _____

BOOK 8301 PAGE 975

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 76000.00
				CON TX 250.80
				PRFEE 1.00
				WDEED 6.00
				TOTAL 257.80
				CHECK 257.80
03/01/91		01		13:24 0001 0277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 9 2

9 6

IDENTIFICATION REFERENCE

1 22 PM '91

[illegible]

No. 401114