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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,251.87

Subscribed and sworn to before me this the 15 day of November 1991

My commission expires: 19

(Affix Seal)

Affiant

Notary Public

My Commission Expires Nov. 27, 1993

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. IB15503
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Lewis Trent Darnell	BarclaysAmerican/Mortgage Corporation
408 Benita Drive (STREET ADDRESS)	P.O. Box 31728 (STREET ADDRESS)
Nashville, TN 37211 (CITY STATE ZIP)	Charlotte, NC 28231 (CITY STATE ZIP)
MAP & PARCEL NO 133-12 44	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Oanh Thi Nguyen

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Lewis Trent Darnell and wife, Ginger Darnell

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 16 on the Plan of Windsor Park, of record in Plat Book 3600 at page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Oanh Thi Nguyen by Quitclaim Deed of record in Book 8398 page 825 by order of Final Decree of Divorce entered in the Circuit Court for Davidson County, Tennessee, in Case No. 91D-540, Register's office for said County.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of BarclaysAmerican/Mortgage Corporation (formerly held by Citizens & Southern Mortgage Company), which the Grantee(s) hereby agree to assume and pay.

6.2983.

IDENTIFICATION REFERENCE

Nov 19 9 52 AM '91

0506 11/19 0101 03CHECK 226.41

THIS IS _____ IMPROVED PROPERTY KNOWN AS 408 Benita Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 15 day of November, 19 91

Oanh Thi Nguyen

State of Tennessee
County of Davidson

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On this 15 day of November, 1991, before me personally appeared Oanh Thi Nguyen to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

My Commission Expires Nov. 27, 1993

State of Tennessee
County of

On this 15 day of November, 1991, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

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 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 59251-87
CON TX 219-41
PRFEE 1-00
WDEED 6-00
TOTAL 226-41
CHECK 226-41

11/19/91 01 09:54 0001 0506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2 9.8 3

IDENTIFICATION REFERENCE

Nov 19 9 52 AM '91

No. 477593