File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8554 PAGE 441

ADDRESS NEW OWNER:
Van B. Quach and Ly T Tran
3713 Waterford Way
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:

MAP AND PARCEL:
MAP 151-1-0-A
PARCEL 4.00 CO
02DX 08287

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kenneth S. Victory and wife, Gail C. Victory, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Van B. Quach and wife, Ly T Tran, as tenants by the entirety, 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 4, Chatham Pointe, as recorded in Book 6900, Pages 444-447 of the Davidson County Registrar's Office.

Being a part of the same property conveyed to Kenneth S. Victory , by deed from Leader Enterprises, Inc. of record in Book 8390, Page 673, Register's Office for Davidson County, Tennessee.

Gail C. Victory herein joins to convey any and all rights and interests she may have, if any.

This is part of the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7358, Page 656; amended Declaration of Covenants, Conditions, and Restrictions in Book 7538, Page 792 and in Book 7599, Page 812; Charter in Book 7597, Page 977; and Deed conveying Common Area in book 7683, Page 718, Register's Office, Davidson County, Tennessee.

This conveyance is subject to minimum building setback lines, public utility, lanscape and drainage easement and utility anchor easement of record in Book 6900, Page 444-447, said Register's Office.

This is improved property known as 3713 Waterford Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Van B. Quach and wife, Ly T Tran, their heirs and assigns, forever; and we, Kenneth S. Victory and wife, Gail C. Victory 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 singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of February, 1992.

Kenneth S. Victory

Gail C. Victory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth S. Victory and wife, Gail C. Victory the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of February, 1992.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 82,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of February, 1992.

NOTARY PUBLIC
My Commission Expires: 5-22-93

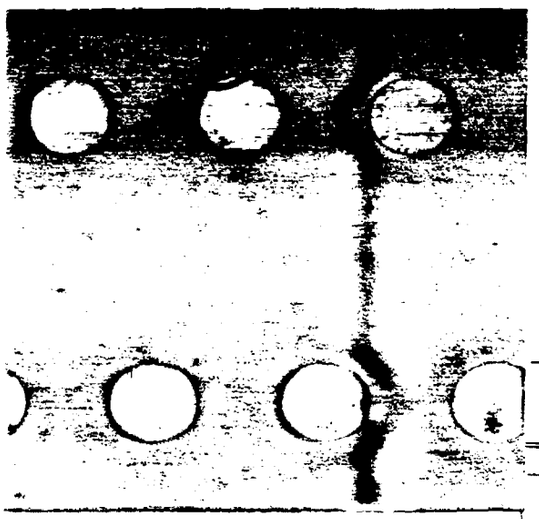
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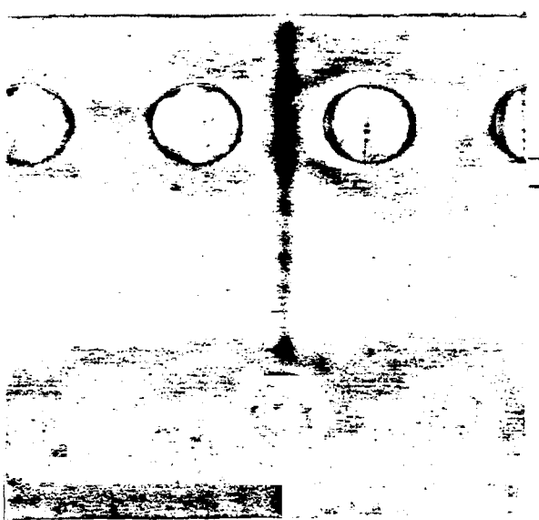
8567.1

IDENTIFICATION REFERENCE

FEB 20 3 42 PM '92

DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8554 PAGE 443

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	82000.00
			CON TX	303.40
			PRFEE	1.00
			WDEED	6.00
			TOTAL	310.40
			CHECK	310.40
02/20/92	01	15:43 0001		2881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8567.1

IDENTIFICATION REFERENCE

FEB 20 3 42 PM '92

DAVIDSON COUNTY, TN

No. 503435