BOOK 8708 PAGE 657

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,565.11

Joe L. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 19 92

Notary Public

MY COMMISSION EXPIRES: [illegible] 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 200, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Joe L. Wilson (NAME)	Union Planters Mortgage Servicing (NAME)	052-13-0A
2737 Penn Meade Drive (STREET ADDRESS OR ROUTE NUMBER)	7130 Goodlett Farms Pky. 4 West (STREET ADDRESS)	017.00
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38173-0137 (CITY) (STATE) (ZIP)	03DX 00063

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, Viet Quoc Tran and wife, Lanie Luu Tran

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe L. Wilson

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 Unit No. 17 as created and established by the Master Deed and By Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase I, of record in Book 6900, Page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Viet Quoc Tran by deed of record in Book 7721, Page 109, Register's Office for Davidson County, Tennessee.

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

Lanie Luu Tran joins in this conveyance for the sole purpose of conveying any marital rights she may have.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Fidelity Federal Savings and Loan Association of Tennessee of record in Book 7721, Page 111, and assigned to Union Planters Mortgage Servicing, said Register's Office with a present unpaid balance of approximately $48,565.11, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is unimproved ( ) improved (XX) property, known as 2737 Penn Meade Drive, Nashville, TN 37214
(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 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 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 17th day of August, 19 92

Viet Quoc Tran

Lanie Luu Tran

BOOK 8708 PAGE 658

STATE OF TENNESSEE
Davidson County
~~At Large~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Viet Quoc Tran and wife, Lanie Luu Tran

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 17th day of August, 19 92.

Commission Expires October 9, 1995

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Viet Quoc Tran and Lanie Tran

TO
Joe L. Wilson

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

38804

IDENTIFICATION REFERENCE

AUG 21 3 15 PM '92

DAVIDSON COUNTY, TN

2926 08/21 0101 03CHECK 199.92

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 8708 PAGE 659

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 51565.00
CON TX 190.92
PRFEE 1.00
WDEED 8.00
TOTAL ~~199.92~~
CHECK ~~199.92~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/21/92 01 15:17 0001 2926

38804

IDENTIFICATION REFERENCE

AUG 21 3 15 PM '92

DAVIDSON COUNTY, TN

No. 562669