BOOK 8800 PAGE 188

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November 19 92

Notary Public

MY COMMISSION EXPIRES: 1-27-96

(AFFIX SEAL)

(615) 385-2804 THIS INSTRUMENT WAS PREPARED BY SupCt: #803143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
An Van Phan and wife, (NAME)	Tennessee Mortgage Corporation (NAME)	133-12-67
425 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	2451 Atrium Way, Suite 100 (STREET ADDRESS)	5DU-10106
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

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, John Wayne Christmas and wife, Erika R. Christmas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO An Van Phan and wife, Theu Thi Vo

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:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Windsor Park Subdivision, as of record in Book 3600, Page 64, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantors herein by deed of record at Book 4181, page 578, said Register's Office.

This conveyance is subject to restrictive covenants of record at Book 3792, page 445, amended at Book 3816, page 784, and to the limitations shown on said plan at Book 3600, page 64, all recording references to said Register's Office.

6918.1.

IDENTIFICATION REFERENCE

Dec 1 1 22 PM '92

DAVIDSON COUNTY, TN

PICK-UP

IMproved

This is improved (X) property, known as 425 Tampa Drive, Nashville, TN 37211
(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 30th day of November, 19 92

John Wayne Christmas

Erika R. Christmas

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named John Wayne Christmas and wife, Erika R. Christmas

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 19 92

Commission Expires 1-27-96

Marbut Glenn Gaston
Notary Public

MARBUT GLENN GASTON
NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE
LARGE

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

John Wayne Christmas and wife,
Erika R. Christmas

TO

An Van Phan and wife,
Theu Thi Vo

AQ 319744

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

6532 12/01 0101 03CHECK 294.50



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	69000.00
			CON TX	255.30
			PRFEE	1.00
			MTEED	8.00
			TOTAL	264.30
			CHECK	264.30
12/01/92	01	13:20	0001	6632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6911.1-

IDENTIFICATION REFERENCE

DEC 1 1 22 PM '92

FELIX Z. WILSON, REG.
DAVIDSON COUNTY, TN

No. 595897