BOOK 8805 PAGE 1

AFTER RECORDING RETURN TO:
TATUM & JONES, ATTORNEYS
2001 CHARLOTTE AVE., SUITE 200
NASHVILLE, TN 37203

Prepared by: NationsBank Legal Department
One Independence Center, 114-13
Charlotte, North Carolina 28255

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
Trung P. Nguyen & Nhan T. Vo 240 N. 40th Ave. Nashville, Tennessee 37209	Same	141-6-A-8 09D-8[illegible]62

Dec 4 11 18 AM 92
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.076.1.

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $86,000.00

Affiant (Grantee)

[illegible] (Grantee)

Subscribed and sworn to before me, this the 24TH day of NOVEMBER, 1992.

[Official Seal]

My Commission Expires: 09/25/93

Notary Public I. DYKE TATUM

SPECIAL WARRANTY DEED 8314 12/04 0101 03CHECK 339.20

NATIONSBANC MORTGAGE CORPORATION OF GEORGIA, a Georgia corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, TRANSFERRED and CONVEYED and does hereby GRANT SELL, TRANSFER and CONVEY unto TRUNG P. NGUYEN AND NHAN T. VO, husband and wife ("[illegible]tee") in fee simple, their heirs and assigns, that certain land located in Davidson County, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent

streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR SUBSTANCES (AS DEFINED IN THE PURCHASE AND SALE AGREEMENT PURSUANT TO WHICH THIS DEED IS DELIVERED OR, IF NOT DEFINED THEREIN, MEANING ANY SUBSTANCES OR MATERIALS WHICH ARE NOW OR HEREAFTER CLASSIFIED OR CONSIDERED TO BE HAZARDOUS OR TOXIC UNDER STATE, FEDERAL OR MUNICIPAL LAWS, RULES, ETC. OR THE COMMON LAW, OR ANY OTHER APPLICABLE LAWS RELATING TO THE PROPERTY, OR AS OTHERWISE DEFINED BY LAW), EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN. GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

IN WITNESS WHEREOF, GRANTOR, has caused this Special Warranty Deed to be executed on the 17TH day of NOVEMBER, 1992.

ATTEST:

Secretary

NATIONSBANC MORTGAGE CORPORATION OF GEORGIA, a Georgia corporation

By: _____

Name: Douglas J. Kroiss

Title: Senior Vice President

STATE OF NORTH CAROLINA §
§
COUNTY OF MECKLENBURG §

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Douglas J. Kroiss and Martha R. Huch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Sr. Vice Pres. and Ass't Secretary respectively of NationsBanc Mortgage Corporation of Georgia, a Georgia corporation, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Douglas J. Kroiss as such Sr. Vice Pres. and Martha R, Huch as such Ass't secretary.

Witness my hand and seal, in Mecklenburg Co., North Carolina, this the 17th day of November, 1992.

[Official Seal]

Notary Public, State of North Carolina

My Commission Expires: 9/11/94

G:\WP\RAO\0594.SWD

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 17, on the Plan of Section One, Poplar Ridge, a Planned Unit Development, of record in Book 7900, page 151; revised in Book 7900, page 206; and corrected in Book 8292, page 973; said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to NATIONSBANC MORTGAGE CORPORATION OF GEORGIA by deed from Peter Weiss, Successor Trustee, of record in Book 8633, page 732, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS
TO DEED

1. Rights of parties in possession.

2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.

3. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.

4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.

5. Any and all unrecorded leases, if any, and rights of parties therein.

6. Taxes and assessments for the year of closing and subsequent years and subsequent assessments for prior years due to a change in use or ownership.

7. All valid and enforceable covenants, liens, encumbrances, defects, easements and other matters as shown on the public record.

8. All matters which would be disclosed by an accurate survey performed as of the date of this Deed.

9. Declaration of Covenants, Conditions and Restrictions of record in Book 8113, Page 105 and By-Laws of record in Book 8113, Page 116, Register's Office of Davidson County, Tennessee.

10. Easement for right-of-way granted to Tennessee Electric Power Company of record in Book 787, Page 17, Register's Office for Davidson County, Tennessee.

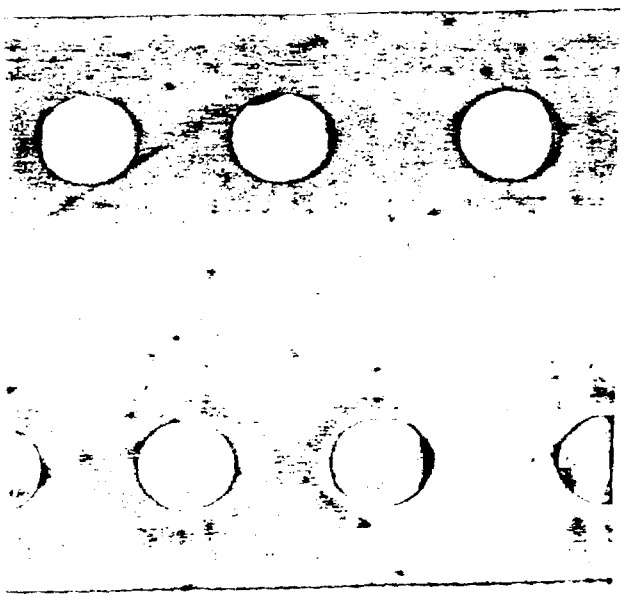
11. Right-of-way easement for water pipe line to the U.S.A. of record in Book 7364, Page 895, Register's Office for Davidson County, Tennessee.

12. Dedication of Easement to Harpeth Valley Utilities of record in Book 7601, Page 402, Register's Office for Davidson County, Tennessee.

13. Any portion of the premises lying within the boundaries of the high water mark of the Harpeth River.

14. Right-of-way for Sanitary Sewer and/or water line access of record in Book 8292, Page 975, Register's Office for Davidson County, Tennessee.

DK
Initials



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

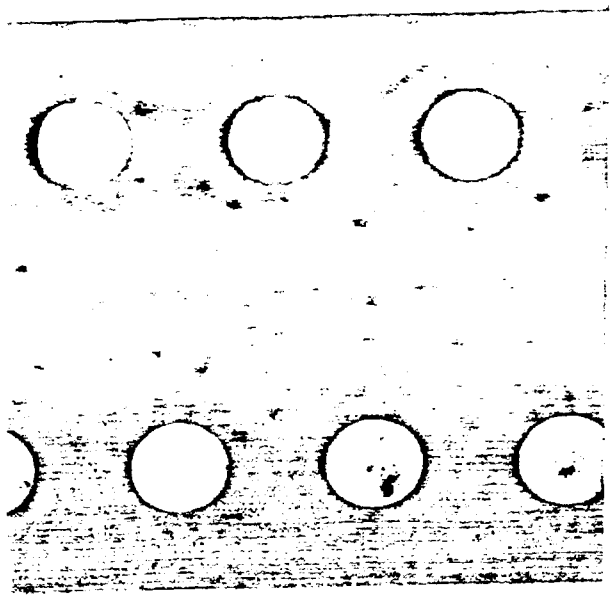
RECEIVED OF _____

FOR _____

BOOK 8805 PAGE 6

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 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 20.00
TOTAL 339.20
CHECK 339.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/04/92 01 11:16 0001 8314

7.0 7.6: 1.

IDENTIFI REFERENCE!

DEC 4 11 18 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 597564