Recvd 48

BOOK 8814 PAGE 433

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 1992

Notary Public

MY COMMISSION EXPIRES: January 27, 1996

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Dinh Phan	Leader Federal Bank for Savings	
(NAME)	(NAME)	
1001 Edwin Warner Drive	P. O. Box 2926	129 12 034
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Memphis, TN 38101-2926	
(CITY) (STATE) (P.O. ZIP)	(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, Jeffrey T. Vrabec and wife, Kathleen M. Vrabec

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dinh Phan and wife, Huong T. Vu and To-linh T. Phan and Dac C. Phan, as tenants in common with the right of survivorship

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, TN, being Lot No. 228 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, Pages 12, 13, and 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey T. Vrabec, unmarried by deed from Steven L. Jackson and wife, Katherine P. Jackson of record in Book 7583, Page 12, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 3466, Page 89; Book 3577, Page 511; Book 3702, Page 465, and all matters shown on the Plan of Record.

7.39.32

IDENTIFICATION REFERENCE

DEC 15 2 45 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 1001 Edwin Warner Drive, Nashville, TN 37221
(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 14th day of December, 19 92

Jeffrey T. Vrabec

Kathleen M. Vrabec

Jeffrey T. Vrabec

Kathleen M. Vrabec

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, Jeffrey T. Vrabec and wife, Kathleen M. Vrabec

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 14th day of December, 1992.

Notary Public Elizabeth J. Smith

My commission expires: January 27, 1996

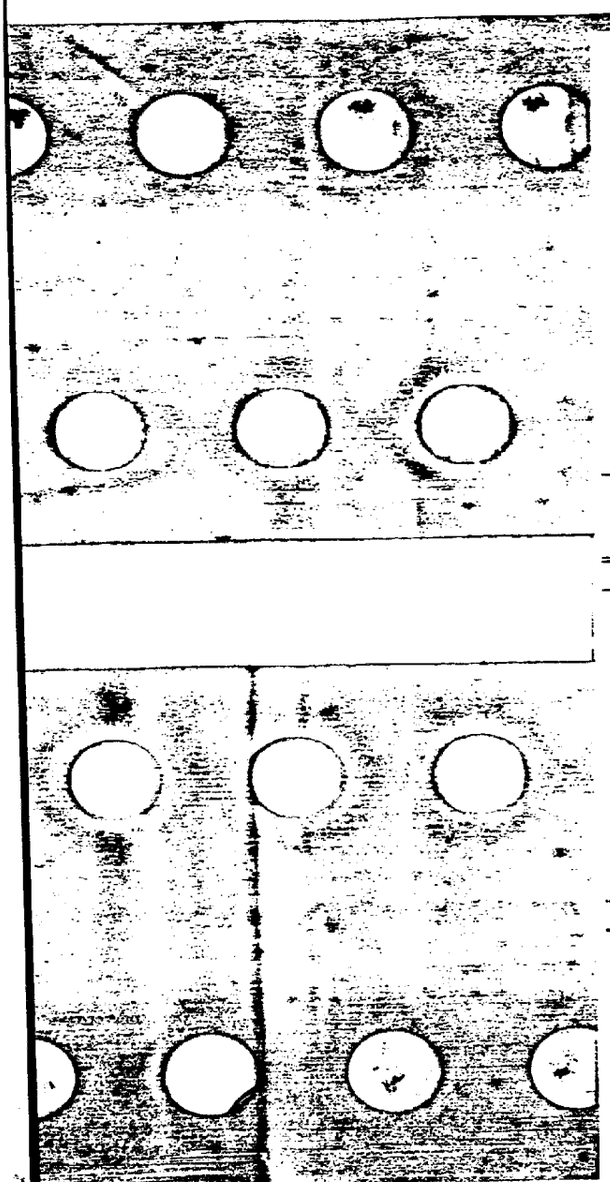
DEED

FROM

TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

1976 12/15 0101 03CHECK 404.00



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
				107000.00
				CON TX 395.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 404.90
				CHECK 404.90
12/15/92	01			14:43 0001 1976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3 9.3 2

IDENTIFICATION REFERENCE

Dec 15 2 45 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601165