This Instrument Prepared By:
Fred C. Dance
Attorney at Law
3200 West End Avenue, Suite 101
Nashville, TN 37203

Send Tax Bills To:

Vinh Tat Nugyen

New Owner is:

Vinh Tat Nugyen
Kim Hong Nugyen
2059 Byrum
Nash Tn 37203

Map-Parcel Numbers
105-11-0-218.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value,whichever is greater, for this transfer is $44,000.00.

Ernie G Ryman
AFFIANT

Subscribed and sworn to before me this the 11th day of June, 1993.

William K Dance jr
NOTARY PUBLIC at Large

My Commission Expires: 1/25/97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, ERNIE G. RYMAN, ELIZABETH KNIGHT, a single person, and ROBERT (BOBBY) RYMAN, herein referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said VINH TAT NUGYEN and wife KIM HONG NUGYEN, hereinafter referred to as Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 20 on the Plan of E.D. Dumont's Property, as of record in Book 547, page 127, Register's Office for said County.
>
> Said Lot No 20 fronts 50 feet on the westerly side of Byrum Street and runs back between said parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Robert C. Williams and wife Annie Belle Williams, by deed from Lillian Ward Scott and husband Albert M. Scott, of record in Book 2041, page 249, said Register's Office.

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.

The Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said tract and parcel

of land in fee simple, and have a good right to convey same and that same is unencumbered, except 1993 taxes which are prorated and assumed by the Grantees.

The Grantors do further covenant and bind Grantors and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

RITA RYMAN, wife of ERNIE G. RYMAN, and DOLORES RYMAN, wife of ROBERT (BOBBY) RYMAN join in this conveyance to transfer any and all rights they may have in the property described in the deed.

WITNESS our hands this ____ day of June, 1993.

Ernie D Ryman
ERNIE G. RYMAN

by POT Ernie D Ryman
ELIZABETH KNIGHT

Rita Ryman
RITA RYMAN

by POT Ernie D Ryman
ROBERT (BOBBY) RYMAN

by POT Ernie D Ryman
DOLORES RYMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ERNIE G. RYMAN, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this the 11th day of June, 1993.

William K Jarrett
NOTARY PUBLIC at large

My Commission Expires: 1/25/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RITA RYMAN, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this the 11th day of June, 1993.

William K Jarrett
NOTARY PUBLIC at large

My Commission Expires: 1/25/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of June, 1993, before me personally appeared ERNIE G. RYMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIZABETH KNIGHT acknowledged that he executed the same as the free act and deed of said ELIZABETH KNIGHT.

WITNESS my hand and official seal at office in said county and state.

NOTARY PUBLIC at large

My Commission Expires: 1/25/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of June, 1993, before me personally appeared ERNIE G. RYMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT (BOBBY) RYMAN acknowledged that he executed the same as the free act and deed of said ROBERT (BOBBY) RYMAN.

WITNESS my hand and official seal at office in said county and state.

NOTARY PUBLIC at large

My Commission Expires: 1/25/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of June, 1993, before me personally appeared ERNIE G. RYMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOLORES RYMAN acknowledged that he executed the same as the free act and deed of said DOLORES RYMAN.

WITNESS my hand and official seal at office in said county and state.

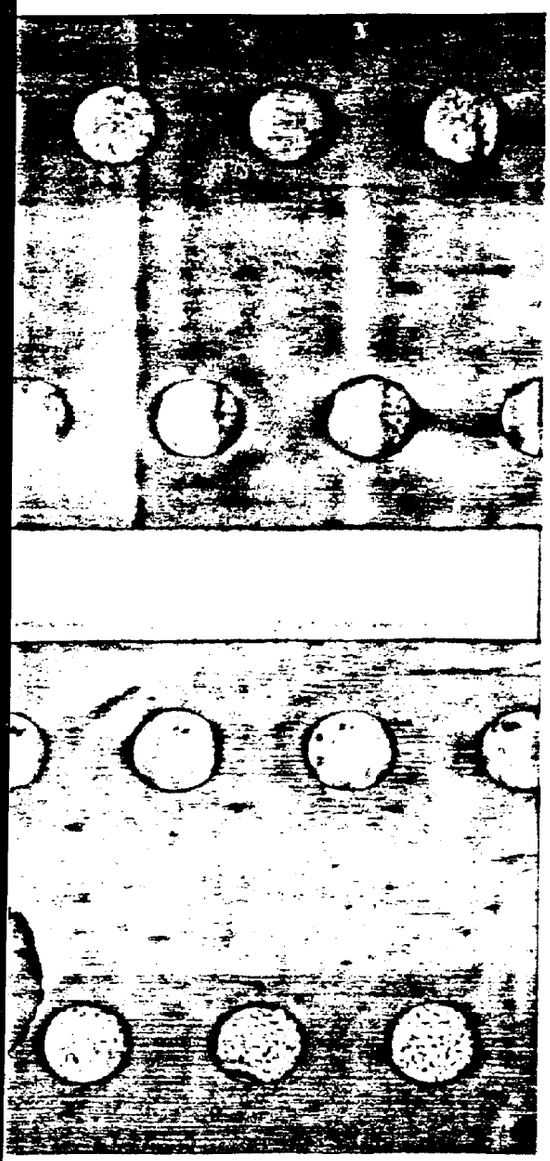
NOTARY PUBLIC at large

My Commission Expires: 1/25/97

9555 07/02 0101 03CHECK 175.80

37040
IDENTIF. ↑ REFERENCE

93 JUL -2 AM 11:17
[illegible] WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9902 PAGE 290

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	44000.00
CON TX	162.80
PRFEE	1.00
WDEED	12.00
TOTAL	175.80
CHECK	175.80

07/02/93 01 11:17 0001 9555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37040
IDENTIF. ↑ REFERENCE

93 JUL -2 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 670027