FORM NO. WD-1

BOOK 9228 PAGE 828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

John D. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 1994.

Melissa Smith
Notary Public

MY COMMISSION EXPIRES Nov. 22, 1997
(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
T. LARRY EDMONDSON, ATTORNEY, 808 BROADWAY, NASHVILLE, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
John D. Barnes	Same	091-02-315
(NAME)	(NAME)	
2909 Selena drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(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, Toi H. Nguyen and wife, Di Thi Nguyen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Barnes and wife, Sallye P. Barnes

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 Lots Nos. 1421 and 1423 of Block No. 50, Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said Lots Nos. 1421 and 1423 front together 60 feet on the northerly side of California Avenue and run back between parallel lines with the easterly margin of 56th Avenue North, formerly 15th Street, 150 feet to an alley.

Being the same property conveyed to Toi H. Nguyen and wife, Di Thi Nguyen, by deed from Ronald E. Turner and wife, Anna B. Turner, of record in Book 7600, page 81, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record in the Register's Office for Davidson County, Tennessee.

94 JAN 25 AM 11:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

10716
IDENTIF. & REFERENCE

(This is unimproved ( ) X) property, known as 5510 California Avenue, Nashville, Tennessee 37209
(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 18th day of January, 1994

Toi H. Nguyen

Di Thi Nguyen

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STATE OF TENNESSEE
Davidson County

Personally appeared befcre me, Melissa Smith, a Notary Public in and for said County and State, the within named Toi H. Nguyen and wife, Di Thi Nguyen

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 24 day of January, 1994.

Melissa Smith Notary Public

Commission Expires 11-22-97

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

Toi H. Nguyen and wife,

Di Thi Nguyen

TO

John D. Barnes and wife,

Sallye P. Barnes

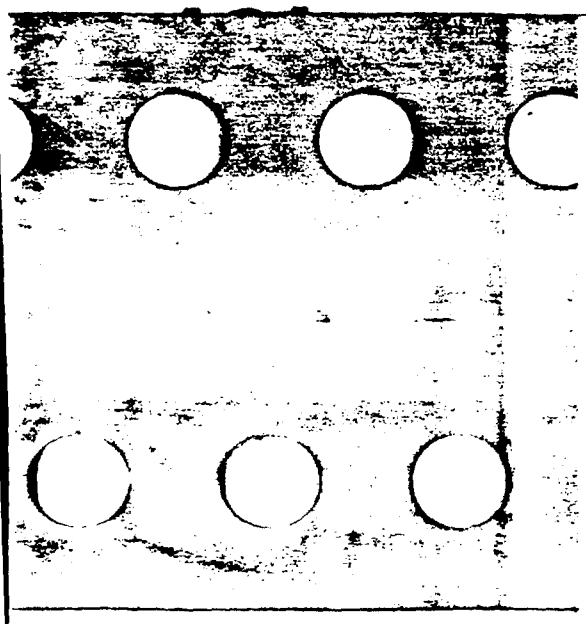
THIS INSTRUMENT PREPARED BY:

T. LARRY EDMONDSON, ATTORNEY
2nd Flr, 808 Broadway
Nashville, TN 37203

3079 01/25 0101 03CHECK 90.40

ATTORNEYS TITLE™ A Minnesota Title Company

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



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

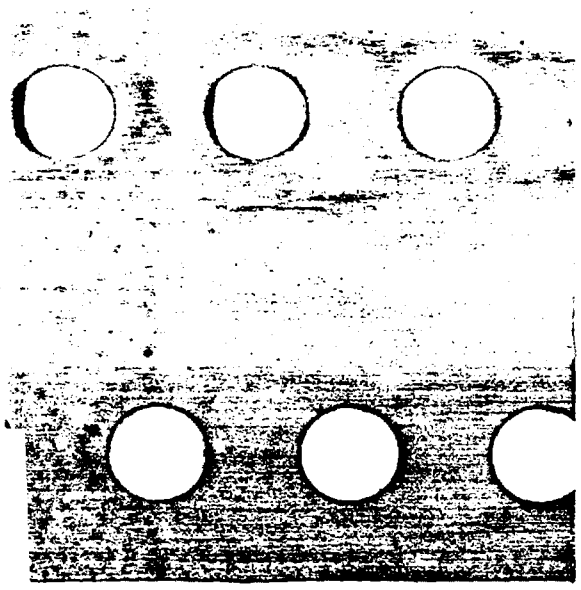
RECEIVED OF _____

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	22000.00
CON TX	81.40
PRFEE	1.00
WDEED	8.00
TOTAL	90.40
CHECK	90.40

01/25/94 01 11:28 0001 3079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10716
IDENTIF. ↑ REFERENCE

94 JAN 25 AM 11:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 749029