BOX 7

BOOK 9266 PAGE 169

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Charlotte K. Inoue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 94

Notary Public

MY COMMISSION EXPIRES: 1/28/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201
File #32207

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tuan V. Nguyen (NAME) | NationsBanc Mortgage Corporation (NAME) | MAP 90-15 |
| 616 Comet Drive (ADDRESS) | P.O. Box 353 (ADDRESS) | PARCEL 101 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Louisville, KY 40201-0353 (CITY) (STATE) (ZIP) | 8DA 33854 |

FOR AND 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, Annie P. Foster, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tuan V. Nguyen and wife, Hong Nguyen

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 1054, on the Plan of Charlotte Park, Section 14, as of record in Book 3300, Pages 29 and 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Joseph H. Foster and wife Annie P. Foster, by deed from T. W.Mayes and wife Doy P. Mayes of record in Book 4419, Page 608, Register's Office for Davidson County, TN. ( The said Joseph H. Foster, having since died.)

The foregoing is the same legal description as appears in the previous deed of record.

94 MAR -3 AM 10:26
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

23325
PERFORMANCE REFERENCE

unimproved ( )
This is improved ( X ) property, known as 616 Comet Drive, Nashville, TN 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 my hund this 28th day of February, 19 94

Annie P. Foster,, an unmarried person
By: Annie P Foster
Jo Ann B. Sisemore, Attorney in Fact
Jo Ann B Sisemore

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9266 PAGE 170

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19_____ .

Commission expires_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged_____to be the _____ and_____ respectively of the _____ the within named bargainor, and corporation, and that_____ as such _____ and_____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said_____ as such_____, and attesting the same by the said_____ as such_____ .

Witness my hand and official seal at office at_____on this the_____ day of _____ 19_____ .

My commission expires_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of February, 1994, before me personally appeared Jo Ann B. Sisemore to me known to be the person who executed the foregoing instrument in behalf of Annie P. Foster as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Annie P. Foster.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1994.

My Commission Expires: 12-2-95

Alan L. Saturn

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE ALAN L. SATURN



**WARRANTY DEED**

**FROM**

Annie P. Foster

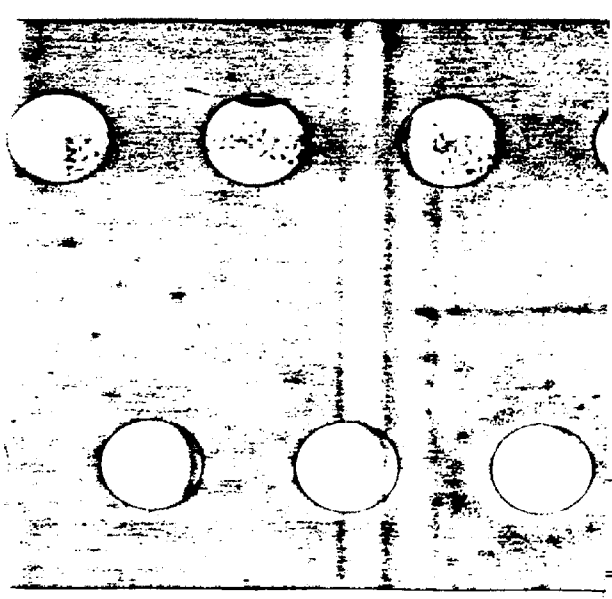
**TO**

Tuan V. Nguyen and wife, Hong Nguyen

**RETURN TO:**

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201 File #32207

9882 02/03 0101 03CHECK 282.80



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

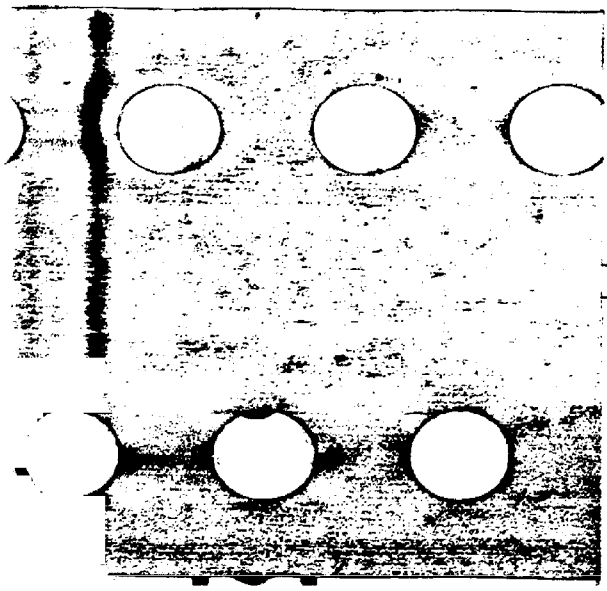
RECEIVED OF _____

FOR _____

BOOK 9266 PAGE 171

| | | |
|---|---|---|
| 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 | 74000.00 |
| | | | MOR TX | 273.80 |
| | | | ERR | CO |
| | | | MOR TX | 273.80- |
| | | | CON TX | 273.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 282.80 |
| | | | CHECK | 282.80 |
| 03/03/94 | 01 | 10:27 0001 | | 6983 |



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

23325
IDENTIFICATION REFERENCE

94 MAR -3 AM 10:26
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 762410