PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35164)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 95000.00

Affiant

Sworn and subscribed before me this 31st day of May, 1994.

Notary Public

My Comm. Expires: 5/24/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Lon Van Luu Sang Thi Nguyen 6557 Marauder Drive Nashville, Tn 37209	NationsBanc Mortgage Corp. P. O. Box 35140 Louisville, KY 40232	102-03-138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Derby, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Lon Van Luu and wife, Sang Thi Nguyen hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot NO. 1240 on the plan of Charlotte Park Section 20, of record in Book 3600, page 90, Register's Office for said County.

Said Lot No. 1240 fronts 72.00 feet on the southeasterly margin of Marauder Drive and extends back 145.0 feet on the southeasterly line and 143.8 feet on the northwesterly line to a broken line in the rear, measuring 91.32 feet thereon.

Being the same premises conveyed to Larry Peacock and Mary E. Derby by deed from Bob W. Perry and Fern M. Perry, his wife, of record in Book 6089, page 383, said Register's Office. By Quitclaim Deed of record in Book 8241, page 579, said Register's Office, the said Larry Peacock conveyed his interest in subject property to Mary E. Derby, unmarried.

This conveyance is subject to any and all easements and restrictions of record.

56679
IDENTIFICATION REFERENCE
94 JUN -2 PM 12:59
FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

This is improved property, known as: 6557 Marauder Drive, Nashville, Tn 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 1994.

Mary E Derby
Mary Derby

State of Tennessee
County of Davidson

On this 31st day of May, 1994, before me the undersigned authority, personally appeared **Mary Derby**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

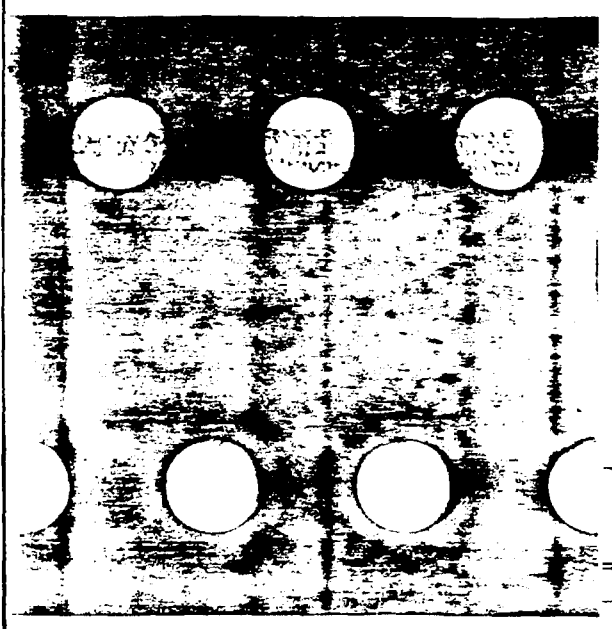
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

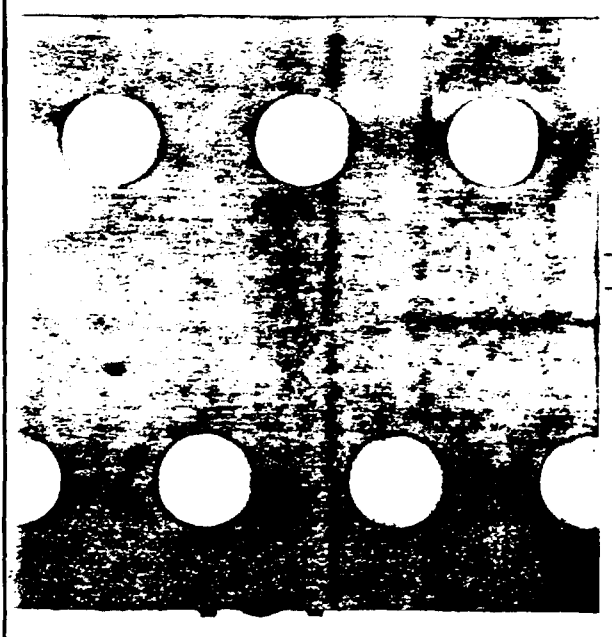
My Commission Expires:

Notary Public

1156 06/01/94 0101 03CHECK 360.50

360.00 RECD
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9365 PAGE 588

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	95000.00
			CON TX	351.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	360.50
			CHECK	360.50
06/02/94	01	13:00	0001	1156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56679
IDENTIF. & REFERENCE

94 JUN -2 PM 12:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 798133