81705

This instrument prepared by:
CHEATHAM & PALERMO, ATTORNEYS
43 Music Square West
Nashville, TN 37203

BOOK 9438 PAGE 148 IDENTIF. & REFERENCE

PICK-UP

WARRANTY DEED

94 AUG 16 PM 12:47

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

FROM: TIMOTHY J. YOKOM and wife, SHARON R. Yokom

TO: BICH THU NGUYEN, GIANG THI NGUYEN, and DINH VAN DO

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Bich Thu Thi Nguyen, Giang Thi Nguyen, and Dinh Van Do 96 Vaughn's Gap Road Nashville, TN 37205	Same	Map 129-11 Parcel 19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Timothy J. Yokom
Affiant

Subscribed and sworn to before me, this the 15 day of August 1994.

Notary Public

My commission expires: May 28, 1995

FOR AND IN CONSIDERATION OF the sum of One Hundred Thirty Thousand Dollars ($130,000.00), cash in hand paid, the receipt of which is hereby acknowledged, we, Timothy J. Yokom and wife, Sharon R. Yokom, have bargained and sold, and by these presents do hereby transfer and convey unto Bich Thu Thi Nguyen, Giang Thi Nguyen, and Dinh Van Do, each having a one-third interest as tenants in common, their heirs and assigns, certain real estate, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13, 14, of the Davidson County Register's Office, and being described by metes and bounds as follows:

Beginning at a point in the north margin of St. Henry Drive at the common corner of Lots No. 13 and 14; thence with the line between said lots, north 138 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 13, west 125 feet to the east margin of Vaughn's Gap Road; thence with the margin of the same, south 113 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to the margin of St. Henry Drive; thence with the margin of the same, east 100 feet to the point of beginning.

Being the same property conveyed to Timothy J. Yokom, as devisee under the will of Anne Orlick Yokom, in Will Book 148, page 773, of the Davidson County Probate Court, and by deed from Patrick William Yokom of record in Book 6793, page 385, of the Davidson County Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3466, page 89, originally made applicable to Triangle Ranchland Section 1, but subsequently made applicable to Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13, and 14, by an instrument of record in Book 3577, page 511, which instrument also amends Paragraph 15 Sec. B; and to the easements and limitations shown on the map or record in Book 3600, pages 12, 13, and 14, of the Davidson County Register's Office.

This is improved property known as 96 Vaughn's Gap Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said real estate together with the appurtenances, estate, title, and interest belonging to the said Bich Thu Thi Nguyen,

Giang Thi Nguyen, and Dinh Van Do, their heirs and assigns, forever. We covenant that Timothy J. Yokom is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth above.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said Bich Thu Thi Nguyen, Giang Thi Nguyen, and Dinh Van Do, their heirs and assigns, against the lawful claims of all persons.

Sharon R. Yokom joins in this conveyance for the purpose of conveying any and all of whatever right, title, or interest she may have in the subject property, by reason of her marriage to Timothy J. Yokom.

Witness our hands this 15th day of August, 1994.

Timothy J. Yokom
TIMOTHY J. YOKOM

Sharon R. Yokom
SHARON R. YOKOM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deb Cathcart, a Notary Public in and for said County and State, the within named Timothy J. Yokom and Sharon R. Yokom, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

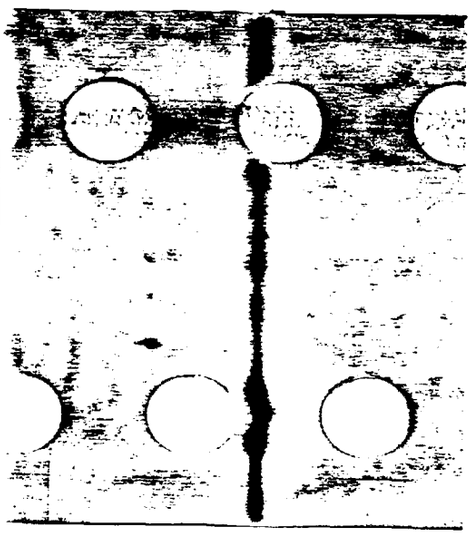
Witness my hand and official seal at office in Nashville, Tennessee, this 15th day of August, 1994.

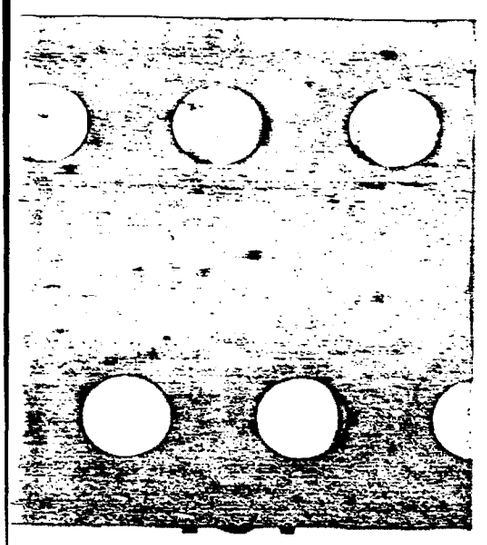
NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Deb Cathcart
Notary Public

My commission expires: May 28, 1995

8469 08/16 0101 03CHECK 490.00





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

RECEIVED OF _____

FOR _____

BOOK 9438 PAGE 150

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	
	130000.00
CON TX	481.00
PRFEE	1.00
MDEED	8.00
TOTAL	490.00
CHECK	490.00

08/16/94 01 12:47 0001 8469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81705
IDENTIF. & REFERENCE

94 AUG 16 PM 12:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 824929