BOOK 9525 PG 861

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150150
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35927)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 49000.00

NGHI-LE-TRAN
Affiant

Sworn and subscribed before me this 18th day of November, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Nghi Le Tran Sach Thi Mai 415 Moore Avenue Nashville, Tennessee 37203	Third National Bank In Nashville P. O. Box 305110 Nashville, TN 37230-5110	105-11-151

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 **Bonnie Lee Eaton, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nghi Le Tran and spouse, Sach Thi Mai,** 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. 13 on the plan of Rains Heights of record in Book 2663, Page 85, Register's Office for said County.

SAID Lot No. 13 fronts 51.1 feet on the southerly margin of Moore Avenue and extends back 138.40 feet on the easterly line and 140.5 feet on the westerly line to a dead line in the rear, measuring 59.80 feet thereon.

BEING the same property conveyed to James C. Eaton, and wife, Bonnie Lee Eaton by deed from Radnor Lumber Company of record in Book 2858, Page 485, said Register's Office. James C. Eaton conveyed all of his interest in subject property to Bonnie Lee Eaton by Quitclaim Deed of record in Book 4629, Page 741, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

10729
IDENTIF. & REFERENCE

'94 NOV 21 PM 1:55
REGISTER
DAVIDSON COUNTY, TN.

5919 11/21 0101 03CHECK 190.30

This is improved property, known as: 415 Moore Avenue, Nashville, Tennessee 37203

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 18th day of November, 1994.

Bonnie Lee Eaton

Bonnie Lee Eaton

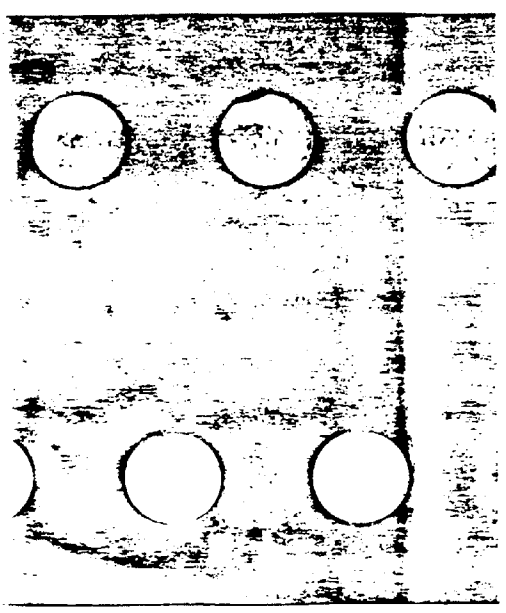
State of Tennessee
County of Davidson

On this 18th day of November, 1994, before me the undersigned authority, personally appeared **Bonnie Lee Eaton**, 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 to be free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

My Commission Expires: _____

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

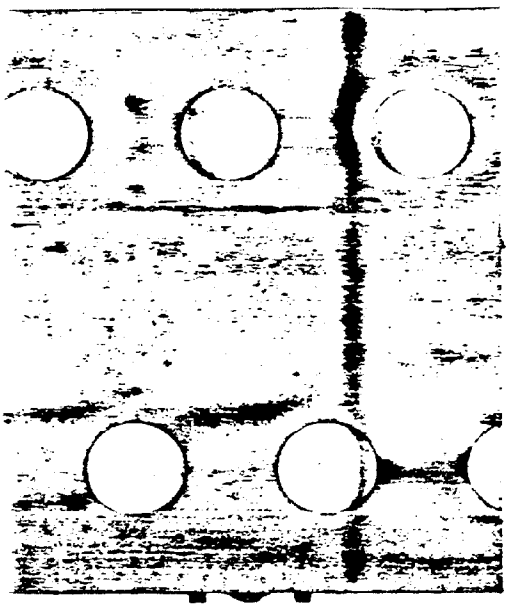
BOOK 9525 PG 862

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 49000.00
DON TX 131.30
PRFEE 1.00
MTEED 8.00
TOTAL 190.30
CHECK 190.30

11/21/94 01 13:56 0001 5969



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10729
IDENTIF. ↑ REFERENCE

94 NOV 21 PM 1:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 856024