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This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9526 PG 635

ADDRESS NEW OWNER:
Thinh Doan Nguyen and Thi Boi Hang
282 Largo Dr.
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
201 4th Ave. N.
Nashville, Tennessee 37219

MAP AND PARCEL:
MAP 134-13
GROUP
PARCEL 224

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ruth S. Scruggs, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Thinh Doan Nguyen and wife, Thi Boi Hang, 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. 363 on the Plan of Hillbrook, Section 6, of record in Book 4175, page 7, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ruth S. Scruggs by installment deed from Harry L. Hasty and wife Gertrude P. Hasty of record in Book 4539, page 483, Register's Office for Davidson County, Tennessee.

This is improved property known as 282 Largo Dr., Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thinh Doan Nguyen and wife, Thi Boi Hang, their heirs and assigns, forever; and Ruth S. Scruggs does covenant with the said Grantees that she is lawfully seized 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; and she does further covenant and bind herself, her 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

94 NOV 22 AM 10:35
REGISTER
DAVIDSON COUNTY, TN.

0276 11/22 0101 03C-ECK 323.50

10981
IDENTIF. ↑ REFERENCE

Witness our hands this the 14th day of November, 1994.

Ruth S. Scruggs by

Ruth S. Scruggs by J. Atwell Scruggs, III
as Attorney-in-Fact

J. Atwell Scruggs POA

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J. Atwell Scruggs, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney-in-Fact for Ruth S. Scruggs and that as such Attorney-in-Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Ruth S. Scruggs as fully and amply, and with the same effect as she might or could do if acting personally.

Witness my hand and official seal this the 14th day of November, 1994.

Notary Public

NOTARY PUBLIC

My Commission Expires: March 5, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 85,000.00.

Mary Jo McVay

AFFIANT

Subscribed and sworn to before me this 18th day of November, 1994.

Robert M. Tuff

NOTARY PUBLIC

My Commission Expires: 11-20-96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9526 PG 637

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



DAMT 85000.00
CON TX 314.50
PRFEE 1.00
MMEED 8.00
TOTAL 323.50
CHECK 323.50

11/22/94 01 10:36 0001 6256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10981
IDENTIF. ↑ REFERENCE

94 NOV 22 AM 10:3[illegible]

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 856309