BOOK 9549 PG 618 FILE BOX 45

FROM: First American National Bank

TO: Hoa Sue Duong

This instrument prepared by:
RICHARD NORTHCUTT, ATTORNEY
217 Pineway Drive
Nashville, TN 37217

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Hoa Sue Duong	First American	Map 133
405 Elgin Street	P.O. Box 305048	Group 2
Nashville, TN 37211	Nashville, TN 37230-5048	Parcel 230

SPECIAL WARRANTY DEED

FOR AND IN 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, **First American National Bank**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Hoa Su Duong and wife, Lan Minh Duong**, hereinafter called the GRANTEES, their 2heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 102, on the plan of Sunrise Heights Addition, of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to First American National Bank by deed from David M. Smythe, Substitute Trustee, of record in Book 9450, Page 811, Register's Office for said County.

The street addresses of the Real Property is **405 Elgin Street; Nashville, TN 37211**, ____ unimproved/ XX improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 14th day of December, 1994.

FIRST AMERICAN NATIONAL BANK

BY: James E. Martin AVP
James E. Martin, Assistant Vice President

18382
IDENTIF. & REFERENCE

94 DEC 19 PM 12:11
FILED [illegible] REGISTER
DAVIDSON COUNTY, TN.

0378 12/19/94 10:01 03CHECK 149.60

BOOK 9549PG619

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____, 19____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 14th day of December, 1994.

My Commission Expires: 3/25/95

_____
Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

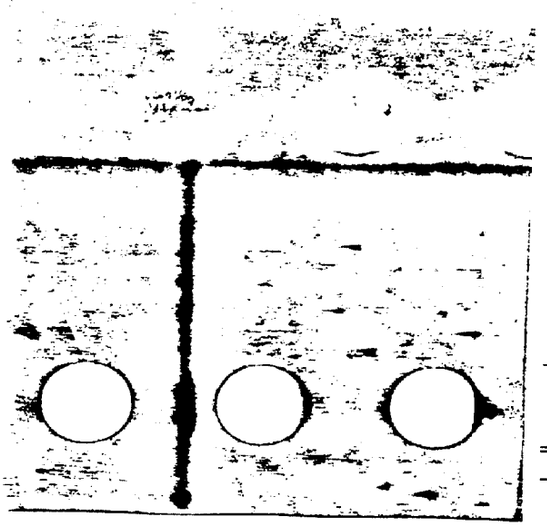
Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James E. Martin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Assistant Vice President of First American National Bank, the within named bargainor, and corporation, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James E. Martin as such Assistant Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 1994.

My Commission Expires: 3/25/95

_____

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.



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

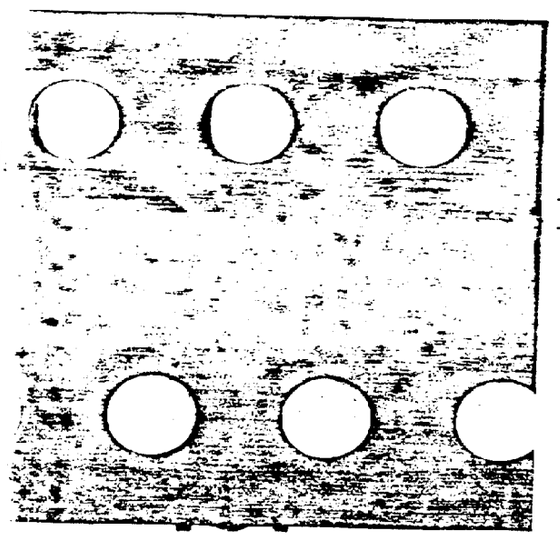
RECEIVED OF _____

FOR _____

BOOK 9549 PG 620

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	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	8.00
TOTAL	149.60
CHEC	149.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/94 01 12:12 0001 4378

18382
IDENTIF. ↑ REFERENCE

94 DEC 19 PM 12:11

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

No. 864322