This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

SUB

BOOK 9581 PG 918

ADDRESS NEW OWNER:
Muoi Nguyen and Hang Bui
4816 Sunlight Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First American National Bank
First American Center
Nashville, Tennessee 37237

MAP AND PARCEL:
MAP 134-13
GROUP
PARCEL 164

WARRANTY DEED

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, I, Ruth H. James, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Muoi Nguyen and wife, Hang Bui, 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:

6539 01/30 0101 03CHECK 316.10

Land in Davidson County, Tennessee, being Lot No. 227, on the Plan of Kenilworth Estates, Section Four, of record in Book 3300, pages 34, 35 and 36, 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 Frank E. James and wife, Ruth H. James by deed from Willis J. Reynolds and wife, Inez Reynolds, as of record in Book 4501, page 344, Register's Office for Davidson County, Tennessee. The said Frank E. James having since died.

This is improved property known as 4816 Sunlight Drive, Nashville, TN 37211.

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

1. 1995 Taxes a lien but not yet due and payable.
2. Plan of record in Book 3300, pages 34, 35, and 36, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Muoi Nguyen and wife, Hang Bui, their heirs and assigns, forever; and I, Ruth H. James and wife,, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my 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.

Witness my hand this the 27th day of January, 1995.

Ruth H. James

Ruth H. James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ruth H. James , an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of January, 1995.

R. L. MOORE
NOTARY PUBLIC
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN

My Commission Expires: Mar 20 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of January, 1995.

R. L. MOORE
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: Mar 20 1996

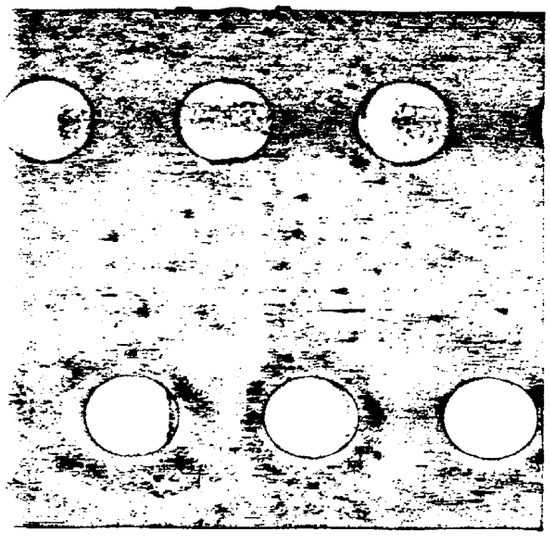
29369
IDENTIF. ↑ REFERENCE

95 JAN 30 PM 3:41
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9581 PG 920

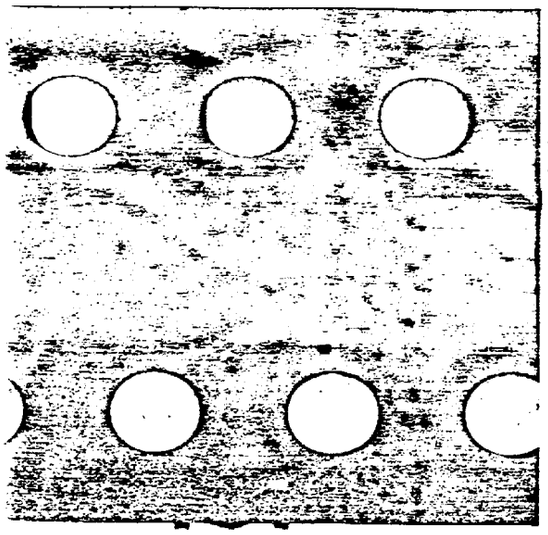
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
TOTAL 316.10
CHECK 316.10

1/30/95 01 15141 0001 6539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



29369
IDENTIF. # REFERENCE

95 JAN 30 PM 3:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 876813