503

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

BOOK 9588 PG 655

ADDRESS NEW OWNER:
Thu Nguyen and Nam Nguyen
700 Heidi Court
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Mortgage Service America Co.
545 Marriott Drive, Suite 140
Nashville, TN 37214

MAP AND PARCEL:
MAP 133-8
GROUP
PARCEL 72

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, we, Don W. Starks and wife, Valerie L. Starks, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thu Nguyen and Nam Nguyen,both unmarried persons, 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. 61 on the Plan of Section Three, Addition to Greenwood Hills, of record in Book 5200, page 33, 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 Don W. Starks and wife, Valerie L. Starks by deed from W. Jeffrey Conley and wife, Karla P. Conley, as of record in Book 7137, page 817, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 Heidi Court, 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. Subject to 1995 property taxes are not yet due and payable.
2. Restrictive covenants of record in Book 5259, page 933, said Register's Office.
3. All matters as shown on the plan of record in Book 5200, page 33, 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 Thu Nguyen and Nam Nguyen, both unmarried persons, their heirs and assigns, forever; and we, Don W. Starks and wife, Valerie L. Starks, do covenant with the said Grantees that we are 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 we do further covenant and bind

ourselves, our 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 our hands this the 26th day of January, 1995.

Don W. Starks

Don W. Starks

Valerie L. Starks

Valerie L. Starks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Don W. Starks and wife, Valerie L. Starks, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of January, 1995.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 07/27/96

9096 02/03 0101 03CHECK 245.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 64,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of January, 1995.

June E. Atkinson

NOTARY PUBLIC

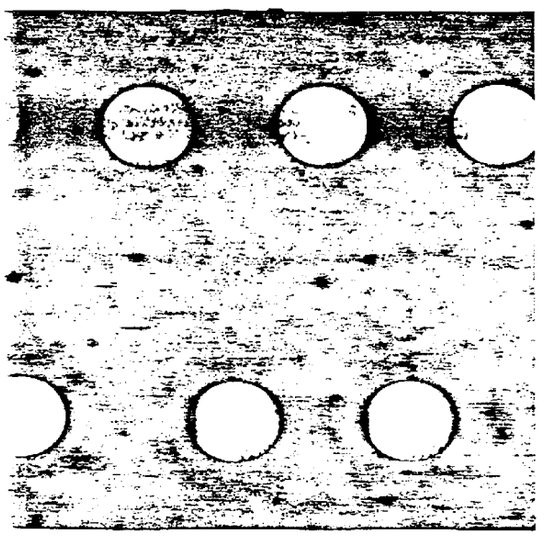
My Commission Expires: 07/27/96

95 FEB -3 PM 3:07

REGISTER
DAVIDSON COUNTY, TN.

31774

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

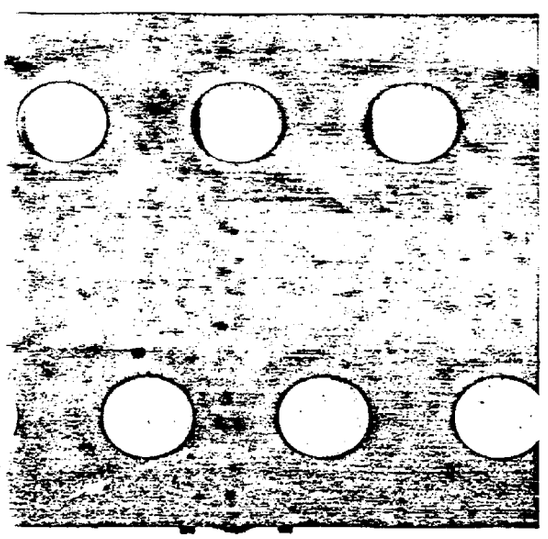
RECEIVED OF _____

FOR _____

BOOK 9588PG657

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	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	8.00
TOTAL	245.80
CHECK	245.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 9096

31774

IDENTIF. & REFERENCE

95 FEB -3 PM 3:07

REGISTER
DAVIDSON COUNTY, TN.

No. 878845