BOOK 9640 PG 800

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 19 95

Notary Public

MY COMMISSION EXPIRES: July 22, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enrique Verastegui-Garcia (NAME)	Norwest Mortgage, Inc. (NAME)	MAP & PARCEL
308 April Lane (ADDRESS)	Suite 1000, 800 LaSalle Avenue (ADDRESS)	16-04-0-78.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Minneapolis, MN 55402-2021 (CITY) (STATE) (ZIP)	05 OU 40723

FOR AND 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, WE, Frank D. Nguyen and Michael Nguyen and Rachel Nguyen, unmarried, & husband and wife, respectfully,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Enrique Verastegui-Garcia and Juan Francisco Perez, as Tenants in Common

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. 3, on the plan of April Lane Subdivision, of record in Plat Book 2330, page 132, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Frank D. Nguyen, unmarried, and Michael Nguyen and Rachel Nguyen, husband and wife, by deed from Roy E. Head, unmarried, of record in Book 8636, page 641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1995 and subsequent years, restrictions and easements of record.

95 APR -7 PM 1:18

19007

IDENTIFICATION REFERENCE

3931 04/07 2L01 030CHECK 260.60

unimproved ( )
This is improved (X) property, known as 308 April Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 3rd day of April 19 95

Frank D. Nguyen

Rachel Nguyen

Michael Nguyen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9640 PG 801

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank D. Nguyen and Michael Nguyen

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of April 19 95.

Commission expires July 22, 1995

Ruth M. Foran
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

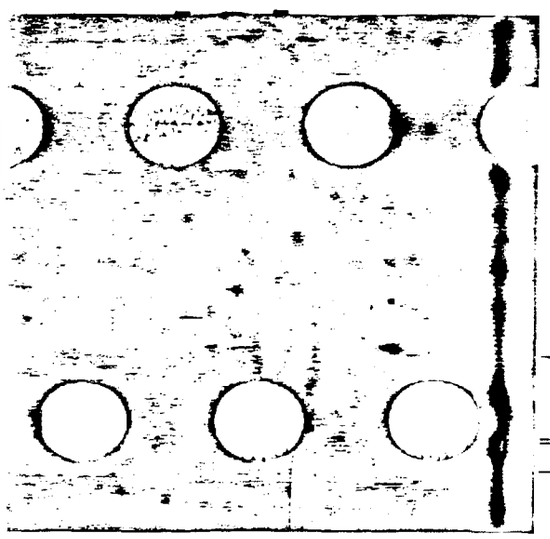
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael Nguyen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Rachel Nguyen, and who acknowledged that he executed the same as the free act and deed of said Rachel Nguyen.

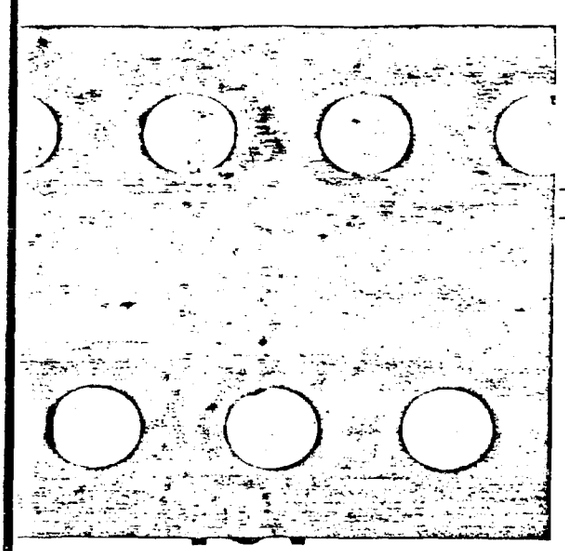
Witness my hand and official seal at Brentwood, Tennessee, this 03rd day of April, 1995.

My Commission expires: July 22, 1995

Notary Public
Ruth M. Foran

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9640 PG 802

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

CONSIDERATION	68000.00
CONVEYANCE TAX	251.60
PROBATE FEE	1.00
MISCELLANEOUS FEE	8.00
TOTAL	260.60
CHECK	260.60

04/07/95 01 14:02 0001 8932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4,9807
IDENTIFICATION REFERENCE

95 APR -7 PM 1:48

REGISTER
DAVIDSON COUNTY, TN.

No. 898439