WARRANTY DEED

BOOK 9659 PG 615

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: July 26 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRIS ANN J. NGUYEN	PACIFIC SOUTHWEST BANK	90-15-31
(NAME)	(NAME)	
409 BASSWOOD AVENUE	800 N SHORELINE BLVD, SUITE 200	08DA26825
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	CORPUS CHRISTI, TX 78469-9940	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JEFFERY L. LATONDRESS AND WIFE, DONNA LATONDRESS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRIS ANN J. NGUYEN AND HUSBAND, TU V. NGUYEN

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. 444, on the Plan of Charlotte Park, Section Six, of record in Plat Book 2900, page 7 and 8, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JEFFREY L. LATONDRESS, AN UNMARRIED PERSON, by deed from MAURICE E. BESSIRE, AN UNMARRIED PERSON, of record in Book 6907, page 461, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Donna Latondress, wife of Jeffery L. Latondress, joins in to convey any interest she may have by reason of her marital interest in subject property.

SOURCE OF DESCRIPTION: Survey dated APRIL 21, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

95 MAY -1 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

56470
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 409 BASSWOOD AVENUE, NASHVILLE, TN 37209
(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 28th day of April 19 95

JEFFERY L. LATONDRESS

DONNA LATONDRESS

BOOK 9659 PG 616

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 JEFFERY L. LATONDRESS AND WIFE, DONNA LATONDRESS

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 NASHVILLE, Tennessee, this 28th day of April, 95.

Commission expires July 26, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

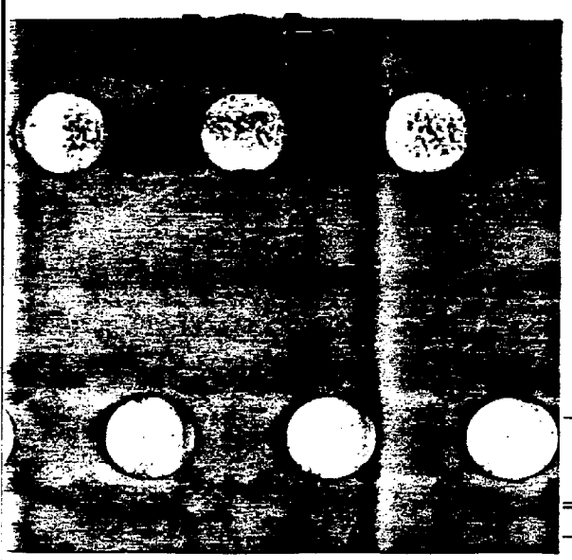
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

5274 05/01 0101 03CHECK
217.95



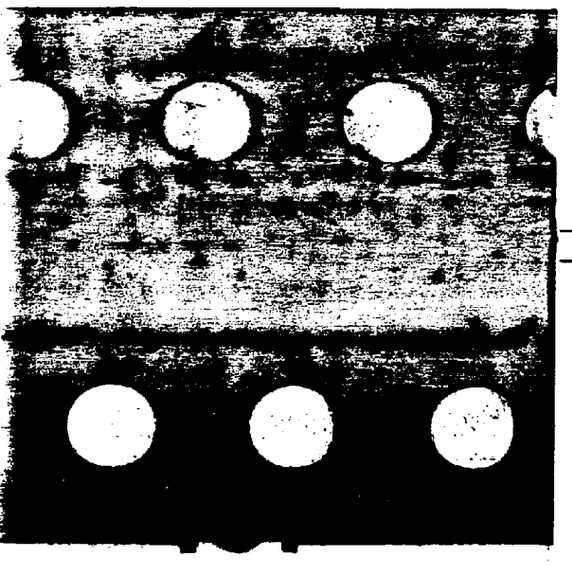
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9659 PG 617

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	83500.00
CON TX	308.95
PRFEE	1.00
WDEED	8.00
TOTAL	317.95
CHECK	317.95

05/01/95 01 14:26 0001 6274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56470
IDENTIF. # REFERENCE

95 MAY -1 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905700