File Box 51-A
This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Qui V. Nguyen and Xuan C. Nguyen
2948 Mossdale Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner
2948 MOSSDALE DR
ANTIOCH, TN. 37013

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

MAP AND PARCEL:
MAP 119-16
GROUP
PARCEL 66

WARRANTY DEED

BOOK 9732 PG 613

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, Marjorie F. Harris, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Qui V. Nguyen and wife, Xuan C. 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. 15 on the plan of Battlewood, Section Three, of record in Book 3300, page 4, Register's Office for said County.

SAID Lot No. 15 fronts 125.83 feet on the southwesterly margin of Drummond Drive and extends back 369.1 feet on the northwesterly line and 204.67 feet on the southeasterly line to a dead line in the rear, measuring 220.5 feet thereon.

BEING the same property conveyed to Marjorie F. Harris, unmarried, by deed from Erma C. Jones, unmarried, as of record in Book 5151, page 162, Register's Office for Davidson County, Tennessee.

This is improved property known as 1022 Drummond Drive, Nashville, TN 37211.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Qui V. Nguyen and wife, Xuan C. Nguyen, their heirs and assigns, forever; and I, Marjorie F. Harris, unmarried, 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.

BOOK 9732 PG 620

Witness my hand this the 17th day of July, 1995.

Marjorie F. Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1782 07/17 0101 03CHECK 157.00

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marjorie F. Harris, unmarried, 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 17th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $40,000.00.

AFFIANT

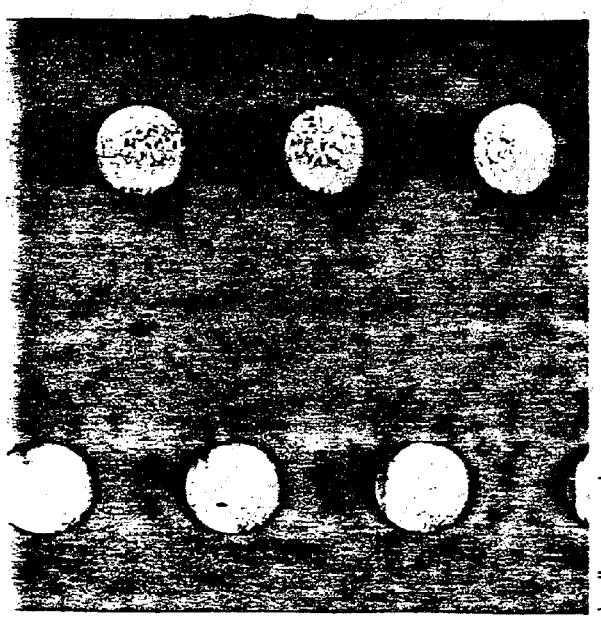
Subscribed and sworn to before me this 17th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

0079624
IDENTIFICATION REFERENCE

95 JUL 17 PM 3:42
FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

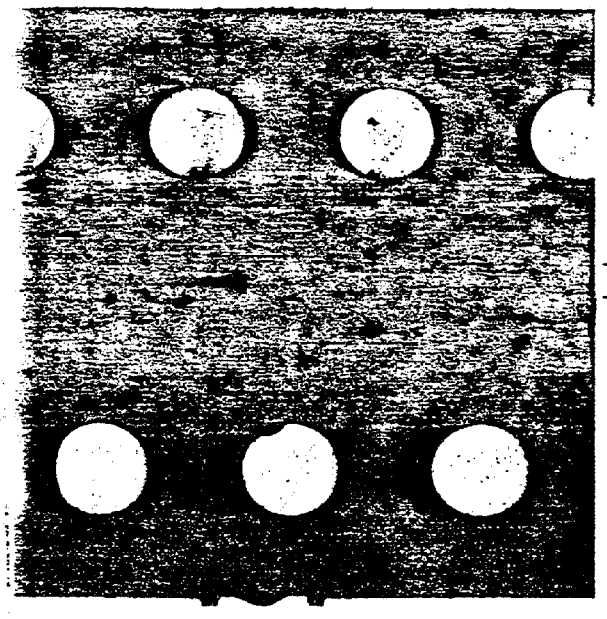
RECEIVED OF _____

FOR _____

BOOK 9732 PG 621

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



MAMT 40000.00
MOR TX 148.00
PRFEE 1.00
WDEED 8.00
VOID
MAMT 40000.00-
CAMT 40000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MOR TX 148.00-
~~TOTAL 9.00~~
~~CHECK 9.00~~

07/17/95 01 15:44 0001 1781

DON TX 148.00
~~TOTAL 148.00~~
~~CHECK 148.00~~

07/17/95 01 15:44 0001 1782

TOTAL 157.00

0079624
IDENTIF. & REFERENCE

95 JUL 17 PM 3:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 930879