BOOK 9733 PG 405

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF July 19 95

_____
Notary Public

MY COMMISSION EXPIRES 5-4-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thanh Huu Ho (NAME)	Chase Manhattan Mortgage Corp. (NAME)	MAP 134-13
4802 Lexington Dr. (ADDRESS)	P.O. Box 4025 (ADDRESS)	PARCEL 59
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	5DU10876

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, James C. Abernathy, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thanh Huu Ho and wife, Kieu Nga Thi Phan

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. 147 on the Plan of Kenilworth Estates, Section I, as of record in Book 2900, pages 105 and 106, Register's Office for said County.

Said Lot No. 147 fronts 70.4 feet on the easterly side of Lexington Drive and extends back 81 feet on the northerly line and 146 feet on the southerly line, to a dead line, measuring 95.8 feet thereon.

Being the same property conveyed to James C. Abernathy and wife, Ethel P. Abernathy by deed from James F. Craft and wife, Joyce Ann Craft of record in Book 3250, page 553, Register's Office for Davidson County, TN. The said Ethel P. Abernathy having since died and the property vested in James C. Abernathy by estate by the entireties.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

95 JUL 18 PM 12:53
REGISTER
DAVIDSON CO. TN.

00079876
IDENTIFICATION REFERENCE

This is improved (X) unimproved ( ) property, known as 4802 Lexington Dr., 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 my hand this 11th day of July, 19 95

James C. Abernathy
James C. Abernathy

BOOK 9733 PG 406

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 James C. Abernathy

the bargainor he with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 19 95.

Commission expires _____

Notary Public

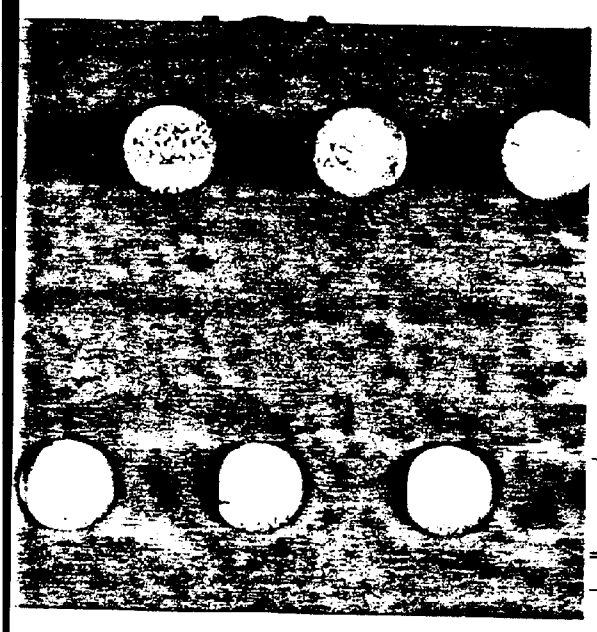
STATE OF TENNESSEE
COUNTY OF

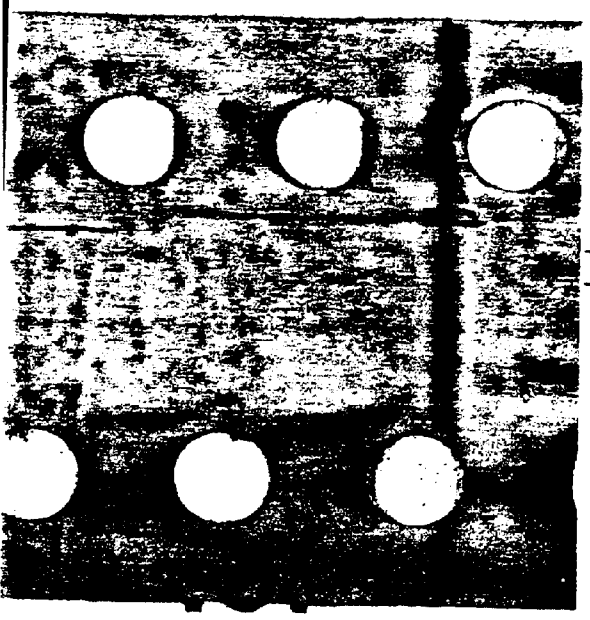
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9733 PG 407

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	67500.00
CON TX	249.75
PRFEE	1.00
MISEE	8.00
TOTAL	258.75
CHECK	258.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00079876

IDENTIF. # REFERENCE

95 JUL 18 PM 12:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 931154