BOOK 9752 PG 531

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Bi Van Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

Mail

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
Bi Van Nguyen (NAME)	Southeastern Mortgage (NAME)	MAP & PARCEL
305 Wimpole Drive (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	119-04-0 / 059.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (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, W. C. Crosslin and wife, Willie Corrinne K. Crosslin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bi Van Nguyen and Tuan Ngoc Nguyen, both being unmarried

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 the 2nd Civil District of Davidson County, Tennessee, Being Lot No. 18 on the Plan of Glencliff Estates, Section Four, described as follows:

Begining at a point in the northerly margin of Wimpole Drive, the common corner of Lots 17 and 18; thence with the line between said lots, northerly 308.01 feet to a point; thence north 37° 19' west 103 feet to a concrete monument and continuing in the same direction 15 feet to a point on the bank of Mill Creek; and continuing in the same direction 40 feet more or less to the center line of Mill Creek; thence with the center of said creek, southwesterly 85 feet more or less to the common corner of Lots 18 and 19; thence with the line between said lots southerly 50 feet more or less to a point on the bank of said creek, and continuing southerly 280.6 feet to a point in the northerly margin of Wimpoile Drive; thence with the margin of said Drive, southeasterly, along a slight curve 70 feet to the beginning.

Being the same property conveyed to W. C. Crosslin and wife, Willie Corrinne K. Crosslin, by deed from Glencliff Estates Incorporated, of record in Book 1835, page 79, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 305 Wimpole Drive, 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 2nd day of August 19 95

W. C. Crosslin

Willie Corrinne K. Crosslin

Willie Corrinne K. Crosslin

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. C. Crosslin and wife, Willie Corrinne K. Crosslin

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 2nd day of August 19 95.

Commission expires July 12, 1999

Notary Public
Ruth M. Foran

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 _____

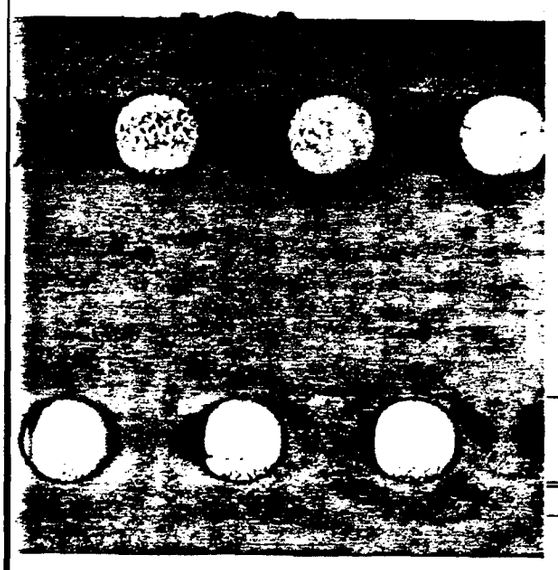
Notary Public

IDENTIF. & REFERENCE

95 AUG -4 AM 9:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0086102

3775 08/04 0101 03CHECK 410.45



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

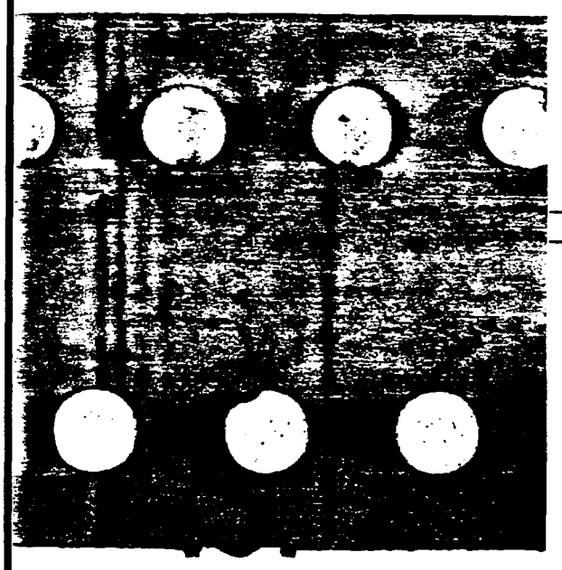
RECEIVED OF _____

FOR _____

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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 108500.00
CON TX 401.45
PRFEE 1.00
MDEED 8.00
TOTAL 410.45
CHECK 410.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/04/95 01 09:21 0001 8776

0086102
IDENTIF. ↑ REFERENCE

95 AUG -4 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937802