This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 9759PG273

ADDRESS NEW OWNER:
Tom Tran and Lisa Tran
504 Ashlawn Circle
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chemical Mortgage Company
200 Old Wilson Bridge Road
Worthington, Ohio 43085-8500

MAP AND PARCEL:
MAP 162-5
PARCEL 308
5DU-77249

WARRANTY DEED

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, we, Jeff Ngo and wife, Teresa Ngo hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tom Tran and wife, Lisa Tran, as tenants by the entirety, 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:

> BEING Lot No. 77, on the Plan of Hickory View, Section 3, of record in Plat Book 6250, Page 960, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Jeff Ngo and wife, Teresa Ngo , by deed from Ada P. King McWilliams and husband, S. A. McWilliams of record in Book 9433, Page 527, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Chemical Mortgage Company of record in Book 7534, Page 244, and as assigned in Book 7540, Page 210, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).
This conveyance is subject to restrictions of record in Book 6893, Page 570, and such easements and setback lines of record in Plat Book 6250, Page 960, said Register's Office.

This is improved property known as 504 Ashlawn Circle, Nashville, TN 37211 10101 03CHECK 292.66

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

Witness our hands this the 9th day of August, 1995.

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Jeff Ngo

Teresa Ngo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeff Ngo and wife, Teresa Ngo the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 76,664.14.

AFFIANT

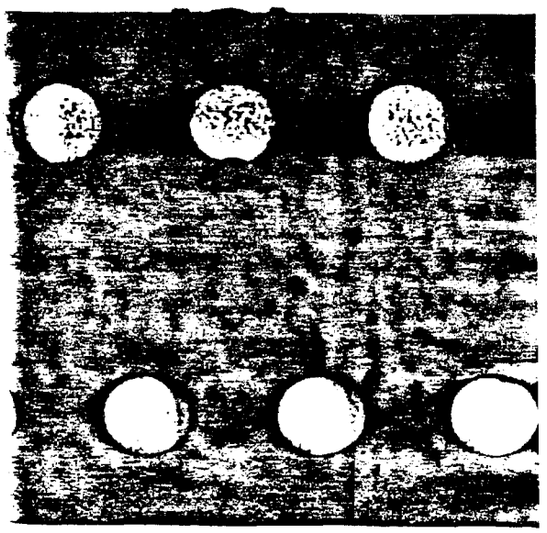
Subscribed and sworn to before me this 9th day of August, 1995.

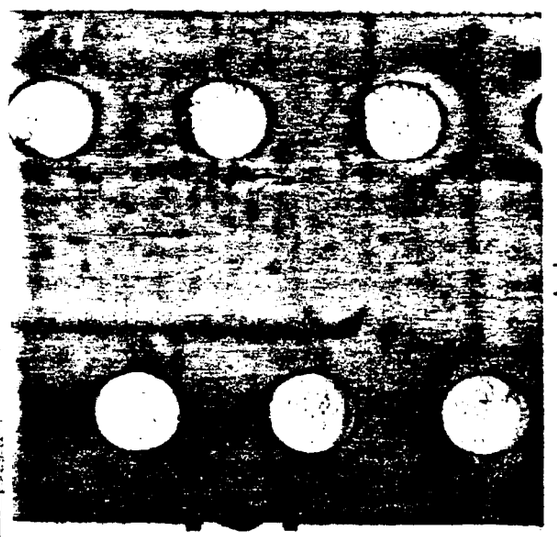
NOTARY PUBLIC
My Commission Expires: 3/22/97

0008251
IDENTIFICATION REFERENCE

95 AUG 10 PM 2:15

REGISTER
DAVIDSON CO. TN.





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

RECEIVED OF _____

FOR _____ BOOK 9759 PG 275

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	76664.14
CON TX	283.66
PRFEE	1.00
MDEED	8.00
TOTAL	292.66
CHECK	292.66

08/10/95 01 14:17 0001 1135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0088251
IDENTIF. # REFERENCE

95 AUG 10 PM 2:15
REGISTER
COUNTY, TN.

No. 940137