FILE NO. 33900

FILE BOX "7"

BOOK 9846 PG 477 FORM NO WD 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,264.86

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 95

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK DINH NGUYEN et al	PRINCIPAL RESIDENTIAL MORTGAGE, INC.	172-8-A-45
(NAME)	(NAME)	
1304 Paulson Way	711 High Street	5D 63880
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, IN 37013	Des Moines, IA 50392-0760	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, BRENDA A. McCLELLAN, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK DINH NGUYEN, THAO PHUONG THI NGUYEN and HAO DIEU THI 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. 45 on the plan of Hunter's Branch, Section Two-B, of record in Plat Book 6900, Page 336 and 337, Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 93.09 feet on the southerly margin of Paulson Way and extends back 141.75 feet on the westerly line and 141.08 feet on the easterly line to a dead line in the rear measuring 35.0 feet thereon.

BEING the same property conveyed to Brenda A. McClellan by Quitclaim Deed from Kenneth T. McClellan of record in Book 9388, page87, Register's Office for Davidson County, Tennessee and the same property conveyed by deed from Phillips Builders, Inc., of record in Book 7567, page 902, said Register's Office.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIRST TENNESSEE BANK, of record in Book 8744, Page 727, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH PRINCIPAL RESIDENTIAL MORTGAGE, INC.

This is unimproved ( ) improved (X) property, known as 1304 Paulson Way, Antioch, Tennessee 37013
(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 24th day of October, 19 95

BRENDA A. McCLELLAN Brenda A. McClellan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BRENDA A. McCLELLAN, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 1995.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

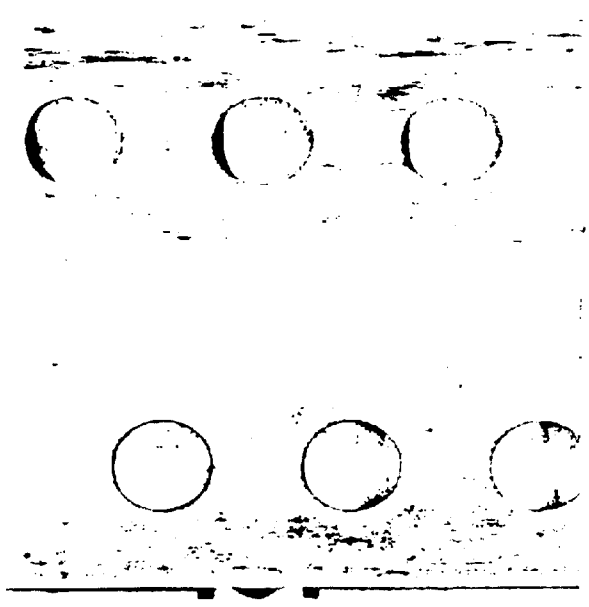
TO

95 NOV -1 PM 3:23

FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN.

3547 11/01 0101 03CHECK 413.41





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
109264.86
CON TX 404.41
PRFEE 1.00
WDEED 8.00
TOTAL 413.41
CHECK 413.41
11/01/95 01 15:25 0001 3547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01113505
ESTATE REFERENCE

95 NOV -1 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 972185