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 Van Nguyen and Xuan Chau Nguyen
2948 Mossdale Drive
Antioch, TN 37013

SEND TAX BILL:
To Owner

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

MAP AND PARCEL:
Map 119-2
Group
Parcel 257

WARRANTY DEED

BOOK 9925 PG 568

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, **W. W. Watkins, Inc., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Qui Van Nguyen and wife, Xuan Chau 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. 10 on the Plan of Rosewood Estates, Section One, as of record in Book 4955, page 29, Register's Office for said County, to which plan reference is made for a complete description of said lot.
>
> BEING the same property conveyed to W. W. Watkins, Inc., a Tennessee corporation, by deed from Harold W. Hitt, unmarried, as of record in Book 5538, page 675, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 2405 Glenrose Avenue, Nashville, TN 37210.

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 Van Nguyen and wife, Xuan Chau Nguyen, their heirs and assigns, forever; and W. W. Watkins, Inc., a Tennessee corporation, does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its

successors, assigns 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 9925 PG 569

Witness our hand this the 23rd day of January, 1996.

W. W. WATKINS, INC., A TENNESSEE CORPORATION

By: Jack L. Watkins, Pres

JACK L. AJC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared ~~W. W.~~ Watkins, 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 President of W. W. Watkins, Inc., the within named bargainor, a corporation, and that he as such President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of January, 1996.

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 $57,000.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of January, 1996.

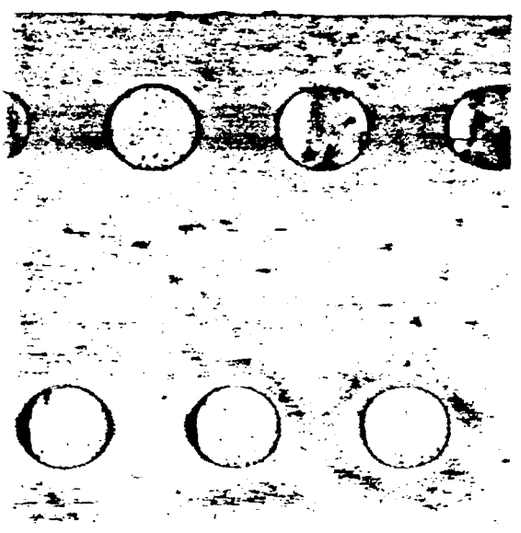
NOTARY PUBLIC
My Commission Expires: My Commission Expires MAR. 23, 1996

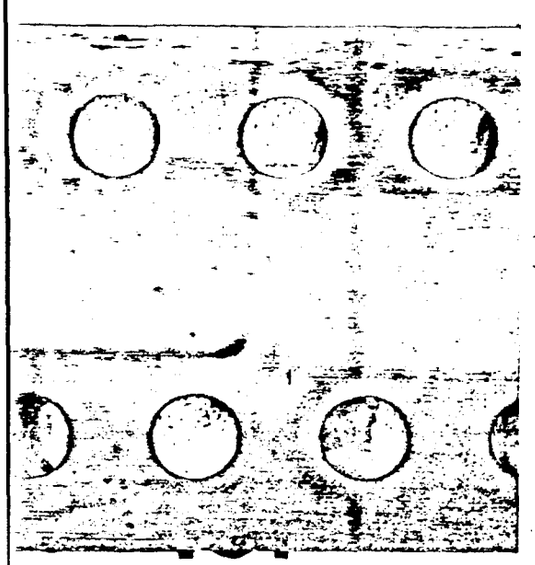
C:\WP51\WORK\CLOSINGS\GFA96108.WD

0532 01/23 0101 03CHECK 219.90

96 JAN 23 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 0143413





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

RECEIVED OF _____

FOR _____

BOOK 9925 PG 570

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	57000.00
CON TX	210.90
PRFEE	1.00
WDEED	8.00
TOTAL	219.90
CHECK	219.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/23/96 01 15:53 0001 0532

0143413
IDENTIF. ↑ REFERENCE

96 JAN 23 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 998808