BK/PG 10019:544

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Xuan Dinh Tran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, TN 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Xuan Dinh Tran (NAME)	Option One Mortgage Corporation (NAME)	136-14-100
3016 Runabout Drive (ADDRESS)	P.O. Box 25060 (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Santa Ana, California 92799 (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, Michael P. Mozzoni and Helen M. Mozzoni, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Xuan Dinh Tran and Kim Nhu Thi Pham, husband and wife

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. 67 on the Plan of Harbour Town Village, Section I, of record in Plat Book 4675, Page 3, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael P. Mozzoni and Helen M. Mozzoni, husband and wife by deed of record in Book 9623, Page 169, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4806, Page 87, said Register's Office.

The plan of record in Book 4675, Page 3, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 40 foot minimum building setback line from Runabout Drive, a 10 foot easement for public utility and drainage along the rear and northerly line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the southerly front corner of said lot.

96172598

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CROSS REFERENCE

unimproved (
This is improved) X property, known as 3016 Runabout Drive, Nashville, Tennessee 37217
(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 28th day of March 19 96

Michael P. Mozzoni by Matthew G.B. Maddin, Attorney in Fact

Helen M. Mozzoni by Matthew G.B. Maddin, Attorney in Fact

BOOK 10019 PG 545

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 Michael P. Mozzoni and Helen M. Mozzoni, husband and wife

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 28th day of March, 1996.

Commission expires Mar. 16, 1998

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

STATE OF TENNESSEE
COUNTY OF Williamson

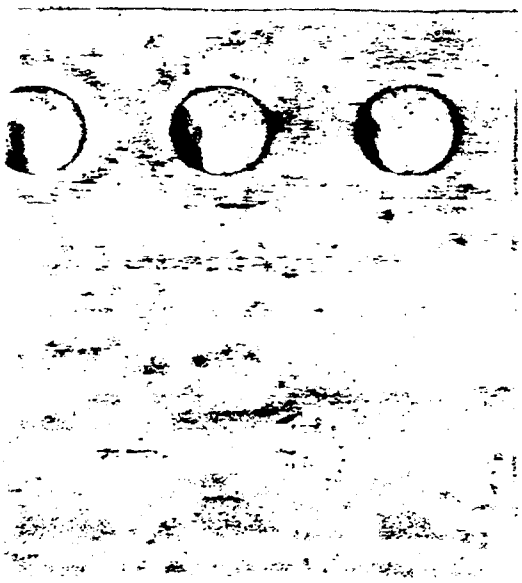
On this, 28th day of March, 1996, personally appeared before me, the undersigned, Matthew G.B. Maddin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Michael P. Mozzoni and Helen M. Mozzoni and is authorized by them to execute this instrument on their behalf, as their free act and deed

Witness my hand, at office, this 28th day of March, 1996

My commission expires 5/16/98

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

ROOK 10019 PG 546

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

TAX
1,000.00
.50
1.00
2.00
4.50
4.50
4.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172598
IDENTIF. # REFERENCE

96 MAR 18 AM 10:

DAVIDSON

No. 1029792