5N

WARRANTY DEED

BOOK 10034 PG 442

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1996

Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thanh Ngoc Phan (NAME)	GUARANTY TRUST COMPANY (NAME)	MAP 81.03
1700 Kellow Street (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL 316
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Murfreesboro, Tn 37133-1218 (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, John L. Rucker and wife, Matilda S. Rucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thanh Ngoc Phan and Gai Thi 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 Davidson County, Tennessee, being Lot No. 12 on the Map of Riverview Gardens Subdivision, as of record in Book 3600, Page 46, Register's Office for Davidson County, Tennessee.

Said lot fronts 50.0 feet on the northerly margin of Kellow Street and extends back 130.0 feet on the easterly side and 69.6 feet on the westerly side to a dead line in the rear, which is a broken line, on which it measures 78.7 feet.

Being the same property conveyed to John Rucker by Quitclaim Deed from Clara K. Puckette, unmarried of record in Book 7918, Page 203, Register's Office for said County.

Matilda S. Rucker joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to Restrictive Covenants of record in Book 3708, Page 89, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This is improved (X) unimproved ( ) property, known as 1700 Kellow Street, Nashville, Tennessee 37208
(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 29th day of April 19 96

John L. Rucker
By: Allene Shannon
Allene Shannon, Attorney-in-fact

Matilda S. Rucker
By: Allene Shannon
Allene Shannon, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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 DAVIDSON

On this the 29th day of April, 1996, before me personally appeared Allene Shannon to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John L. Rucker and wife, Matilda S. Rucker and who acknowledged that she executed the same as the free act and deed of the said John L. Rucker and wife, Matilda S. Rucker by virtue of that Power of Attorney, duly executed by the said John L. Rucker and wife, Matilda S. Rucker and being recorded immediately prior to and simultaneously herewith.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 1996.

Regina E. Appleton

Regina E. Appleton, Notary Public

MY COMMISSION EXPIRES: November 28, 1998.

REGINA E. APPLETON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0177136
IDENTIF. ↑ REFERENCE

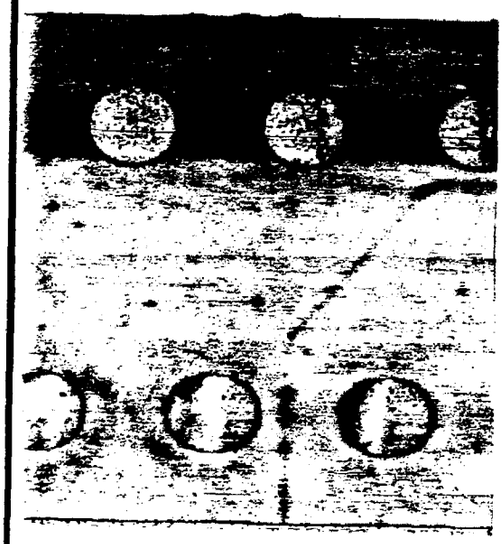
96 MAY -1 PM 2:00
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

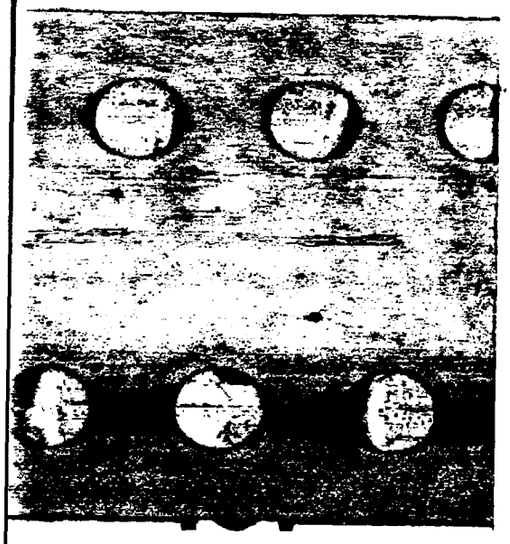
5576 05/01 0101 03CHECK 171.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10034 PG 444

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 44000.00
				CON TX 162.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 171.80
				CHECK 171.80
			05/01/96 01	14:03 0001 6576

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177136
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034613