Box 17

BOOK 10036 PG 538

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 11/22/97
AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hao Minh Duong (NAME)	Chase Manhattan Mortgage Corp. (NAME)	MAP 146-4
4704 Trousdale Drive (ADDRESS)	P.O. Box 4025 (ADDRESS)	PARCEL 28
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	6DU 19845

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, Evelyn Hudson Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hao Minh Duong and wife, Lang Thi Huynh and Hung Ba Duong and Nhan Ba Duong

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. 710 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 710 fronts 85 feet on the east side of Trousdale Drive and runs back 162.9 feet on the north line and 107.45 feet on the south line to a dead line in the rear on which it measures 101.5 feet.

Being the same property conveyed to Joseph F. Hudson, Sr. and wife, Elsie M. Hudson, by deed of record in Book 3679, page 505, Register's Office for Davidson County, Tennessee. The said Joseph F. Hudson, Sr. having died and the property vested in Elsie M. Hudson and she have since died intestate with the property being vested in Lois Jean Hudson Carney and Evelyn Hudson Smith, the sole heirs at law of Elsie M. Hudson. Lois Jean Hudson Carney having conveyed her interest to Evelyn Hudson Smith of record in Book 7708, page 737, said Register's Office.

Subject to restrictions of record in Book 1788, page 108 and Book 3376, page 234, said Register's Office.

This conveyance is subject to any and all existing easements of record.

CONTINUED

This is unimproved ( ) improved (X) property, known as 4704 Trousdale Drive, Nashville, TN 37220
(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 29th day of April 19 96

Evelyn Hudson Smith
Evelyn Hudson Smith

BOOK 10036 PG 539

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn Hudson Smith

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 29th day of April 19 96.

Commission expires 11/23/[illegible]

Laura A. Beasley
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

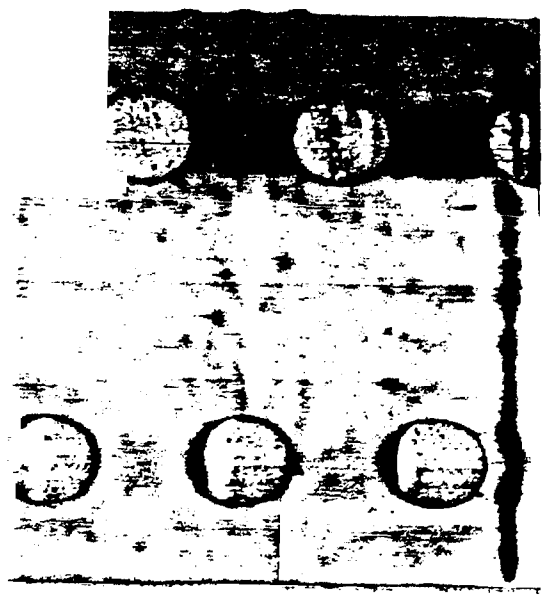
Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

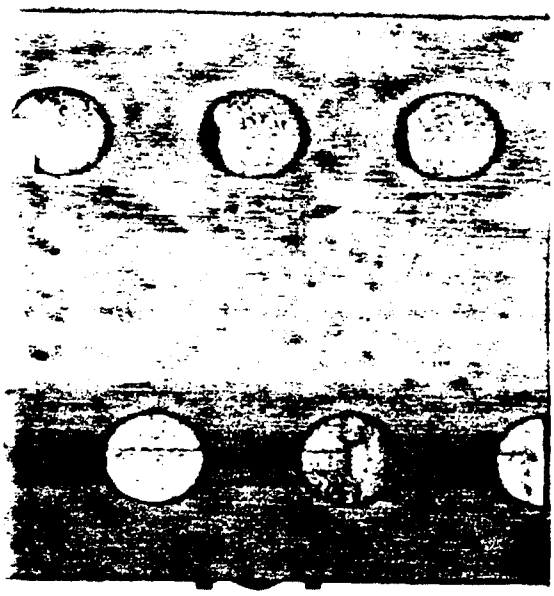
The legal description is the same as the previous deed of record.

0177641
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 12:54
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

05/02 02:01 03CHECK 453.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10036 PG 540

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	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	453.00
			CHECK	453.00
05/02/96	01		12:59 0001	7110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177641
IDENTIF. ◆ REFERENCE

96 MAY -2 PM 12:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1035142