100037 PG 565

STATE OF TENNESSEE 7012-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Hong Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th **DAY OF** April **19** 96.

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hong Nguyen	Svan Do & Lan Do Lending	90-8-127
(NAME)	(NAME)	
640 James Avenue	3845 Scotwood Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37209	Nashville, TN 37211	
(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, Betty G. Simpson Lloyd, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hong Nguyen, 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. 4, Jameswood Subdivision, of record in Book 3842, page 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50.0 feet on the easterly side of James Avenue and extends back between lines, measuring 100.0 feet on the northerly line, and 100.0 feet on the southerly line in the rear on which it measures 50.0 feet there on.

BEING the same property conveyed to Betty G. Simpson, an unmarried person, by deed from Lillian T. Foster, an unmarried person, filed of record in Book 8377, page 600, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Richard Lloyd, spouse of Betty G. Simpson Lloyd, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

This is improved property known as 640 James Avenue, Nashville, TN 37209

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 her hand this 30th day of April, 19 96.

Betty G. Simpson Lloyd

Richard Lloyd

7012-M

10037 566

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Betty G. Simpson Lloyd, married and Richard Lloyd the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~she~~/ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville 19. Tennessee, this 30th day of April, 19 96.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

IDENTIF. ◆ REFERENCE

96 MAY -2 PM 3:18

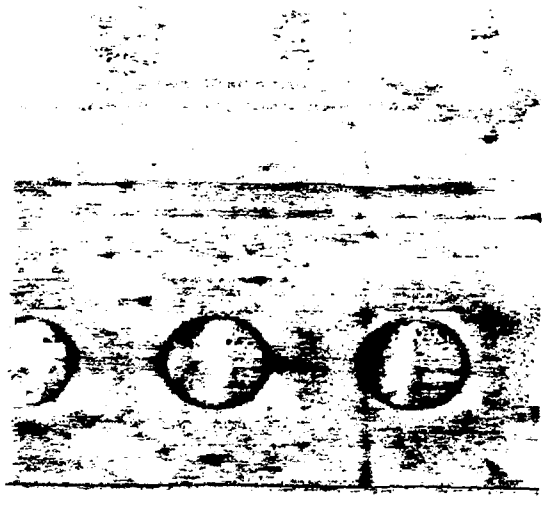
FELIX E. DUDLEY REGISTER
DAVIDSON COUNTY, TN.

7674 05/02 1401 33CHECK 201.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

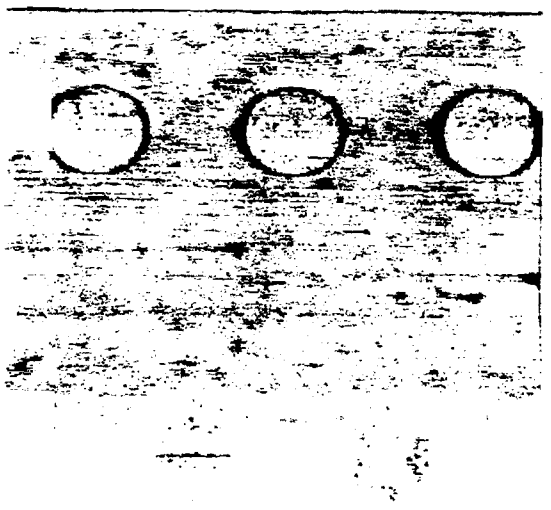
BOOK 10037 PAGE 567

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 52000.00
CON TX 192.40
PRFEE 1.00
MTEED 8.00
TOTAL 201.40
CHECK 201.40

05/02/96 01 15:21 0001 7434



0177956
IDENTIF. ← REFERENCE

96 MAY -2 PM 4:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1035465