STATE OF TENNESSEE
COUNTY OF DAVIDSON

96-1470

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 19 96

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

BOOK 10092 PG 666

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chieu Khanh Tran	Cornerstone Mortgage Bankers, Inc.	108-4
(NAME)	(NAME)	
1064 Fitzpatrick Road	2209 Crestmoor Road	181
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Nashville, TN 37215	3D 92181
(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, Philip T. Kramer and wife, Suzette M. Kramer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chieu Khanh Tran

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. 359 on the Plan of Larchwood, Section Seven, of record in Plat Book 6900, page 274, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Philip T. Kramer and wife, Suzette M. Kramer by deed from Randi Brooks and wife, Lisa H. Brooks, filed of record in Book 9331, page 802, Register's Office for Davidson County, Tennessee.

0194698
IDENTIFICATION REFERENCE

96 JUN 20 AM 9:38
REGISTER
DAVIDSON COUNTY TN.

3617 06/20 0101 03CHECK 414.15

This is improved property known as 1064 Fitzpatrick Road, Nashville, TN 37214

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 their hand s this 11th day of June, 19 96.

Philip T. Kramer

Suzette M. Kramer

96-1470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Philip T. Kramer the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Hermitage Tennessee on this the 11th day of June, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

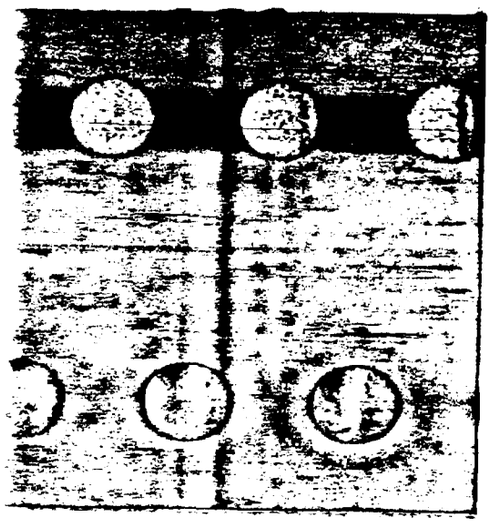
STATE OF TENNESSEE
COUNTY OF DAVIDSON

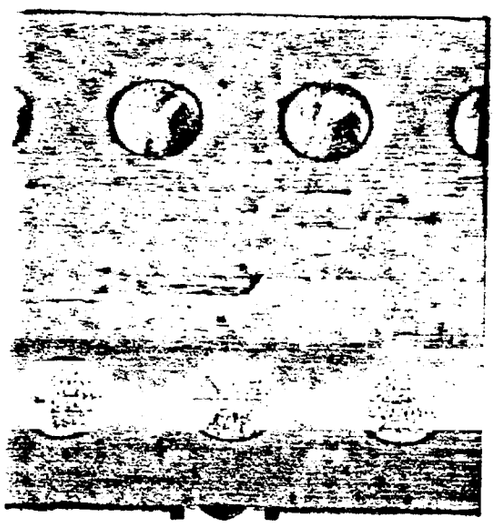
Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____ Philip T. Kramer and wife, Suzette M. Kramer _____ the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 11th day of June, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

TI
WI
5.
B





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

RECEIVED OF _____

FOR _____

BOOK 10092 PG 668

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	109500.00
			CON TX	405.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	414.15
			CHECK	414.15
06/20/96	01		09:40 0001	5617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194698
IDENTIFICATION REFERENCE

96 JUN 20 AM 9:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1053411