ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Chung Van Tran and wife, Suu Thi Le 1926 Karen Drive Nashville, TN 37217	FT Mortgage Companies dba First Tennessee Mortgage Company Inc P.O. Box 146 Nashville, TN 38101	Map 107-050 Parcel 164.00
This instrument prepared by: Robert J. Notestine III, Attorney 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Bruce D. Nimmo (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto Chung Van Tran and wife, Suu Thi Le (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Bel Air, Section II, as of record in Book 2900, pages 29-32, both inclusive, Register's Office for said County. Said Lot fronts 65 feet on the north side of Karen Drive, and runs back 144.6 feet on the west line and 138 feet on the east line to a dead line in the rear on which it measures 66 feet.

Being same property conveyed to Bruce D. Nimmo by Warranty Deed from Charles Robert Anderson and wife, Mary E. Anderson of record in Book 6372, page 279, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1926 Karen Drive, Nashville, TN 37217.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $66,000.00.

_____
Affiant

Subscribed and sworn to before me this 1st day of July, 1996.

_____
Notary Public

My Commission Expires 1-24-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of July, 1996.

Bruce D. Nimmo

2270 07/03 3:01 CHECK 253.20

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

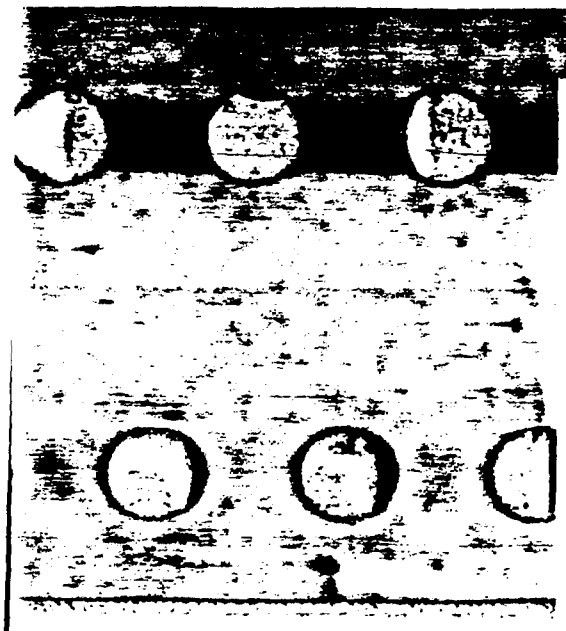
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bruce D. Nimmo**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

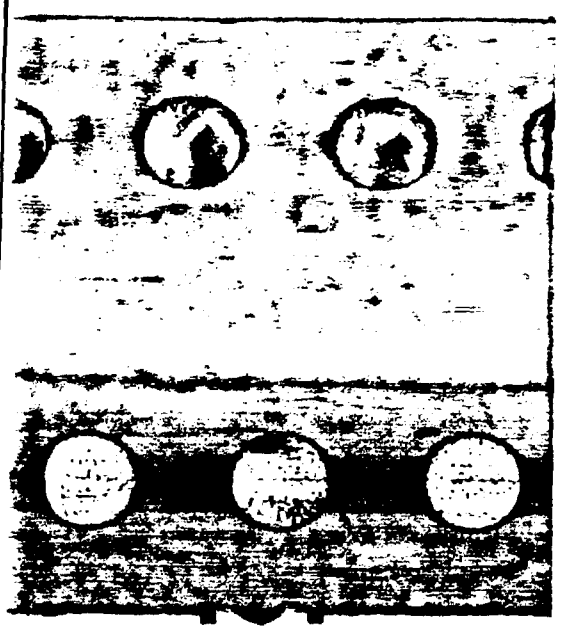
WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-97

0200835
IDENTIF. ↑ REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10113 PG 19

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 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 8.00
TOTAL 253.20
CHECK 253.20

07/02/93 01 10:06 0001 2230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200835
IDENTIF. # REFERENCE

93 JUL -8 AM 10:01

REGISTER
DAVIDSON CO., TN.

No. 1059951