RE-RECORD BOOK 10124 PG 316

Correction Warranty Deed
This instrument is being re-recorded to correctly reflect grantee relationship

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT# SV: 2569054

BOOK 10060 PG 161

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00.

Thuan Nguyen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 23rd DAY OF MAY 19 96

NOTARY PUBLIC

My Commission expires: 7-25-98

(615) 385-2323 THIS INSTRUMENT PREPARED BY Sup#4 903143

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Thuan Nguyen and wife (NAME)	Collateral Mortgage, Ltd. (NAME)	90-16-248
6418 Thunderbird Dr. (ADDRESS)	1900 Crestwood Blvd. (ADDRESS)	8DA-32957
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Birmingham, AL 37283 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 98,000.00... cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Barbara J. Rauschenberger, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Thuan Nguyen and his mother, Gieng Nguyen, as tenants in common with the right of survivorship

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 532 on the plan of Charlotte Park, Section 8, as of record at Book 2900, pages 45 and 46, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 7378 , page 815 , said Register's Office. *

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:
Restrictive covenants and plan of record at Book 2900, pages 45 and 46, said Register's Office.

*Title under said deed was conveyed to the said Barbara J. Rauschenberger and Ruby M. Rauschenberger. The said Ruby M. Rauschenberger having since died in Davidson County, Tennessee on September 7, 1995 (see TN Death Certificate #9504779 attached hereto as an Exhibit), and see Affidavits of Heirship as of record in the pages which immediately precede this instrument. Ruby M. Rauschenberger and Ruby McGee Rauschenberger being one and the same person.

NOTE FROM PREPARER: I misunderstood the relationship of the grantees, and incorrectly identified them as 'husband and wife' when in fact they are 'mother and son' when I originally prepared this Warranty Deed, and this re-recordation is with the specific intention of correcting that error.

5014 05/24 0101 03CHECK 375.00

PICK-UP

96 MAY 24 AM 9:29
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0184887

BOOK 10060 PG 162

This is improved (x) property, known as 6418 Thunderbird Dr., Nashville, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 23rd day of MAY, 19 96.

Barbara J. Rauschenberger

Barbara J. Rauschenberger

0204638

RECORD
96 JUL 17 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD BOOK 10124 PG 317

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Barbara J. Rauschenberger, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 23rd day of MAY, 19 96.

My Commission expires:
7-25-98

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

RECORDED
01/01 03CHECO BOO

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED