THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ 79,000.00 TAN-D-VU **AFFIANT** Subscribed and sworn to before me, this 29th day of July, 1996. Notary Public My Commission Expires: _____

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Tan D. Vu and Hoa H. Vu 408 Tampa Drive Nashville, TN 37211	GMAC Mortgage Corp. of PA 100 Witmer Road P. O. Box 963 Horsham, PA 19044	133-12-109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CORTLANDT T. RIGGS, EXECUTOR OF THE ESTATE OF JOEL T. RIGGS** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TAN D. VU AND SPOUSE, HOA H. VU,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office for said County.

Said Lot No. 63 fronts 63.35 feet on the easterly margin of Tampa Drive and extends back 252.57 feet on the southerly line and 197.00 feet on the northerly line to a rear line on which it measures 106.19 feet.

Being the same property conveyed to Joel T. Riggs d/b/a Joel Riggs & Company by deed from Gene A Tucker and Joel T. Riggs d/b/a Plus City Realty of record in Book 4772, page 488, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3600, page 64, Register's Office for said County.

3. Restrictive covenants of record in Book 3251, page 18, and Book 3792, page 445, as amended in Book 3816, page 784, Register's Office for said County.

This is improved property known as 408 Tampa Drive, Nashville, Tennessee 37211.

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 he covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person 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 29th day of July 29, 1996.

CORTLANDT T. RIGGS,
EXECUTOR OF THE ESTATE OF JOEL T. RIGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORTLANDT T. RIGGS, EXECUTOR OF THE ESTATE OF JOEL T. RIGGS** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of December, 1995.

Notary Public

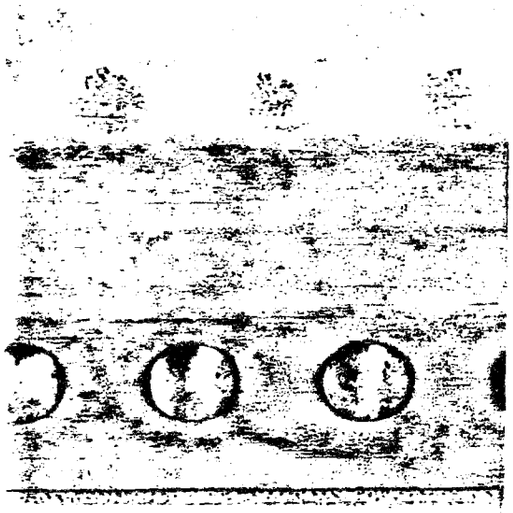
My Commission Expires:

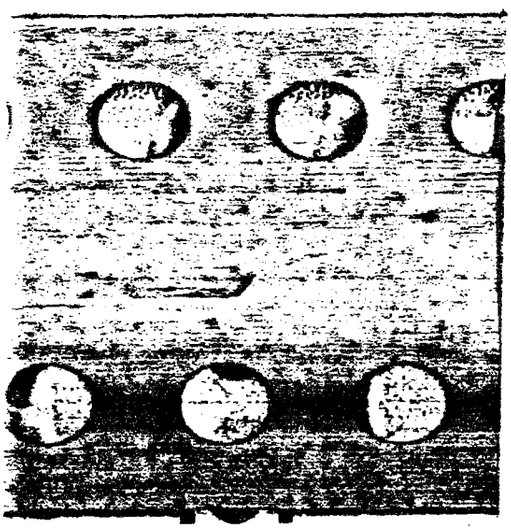
CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

0209895
IDENTIF. & REFERENCE

96 AUG -1 PM 2:16
REGISTER
DAVIDSON COUNTY, TN.

2020 08/01 0101 03CHECK 3301.3





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 706

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 79000.00
				CON TX 292.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 301.30
				CHECK 301.30
08/01/96	01			14:19 0001 2030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209895 IDENTIF. # REFERENCE

96 AUG -1 PM 2:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1069613