[redacted] [redacted]

DOX 17

WARRANTY DEED

BOOK 10155 PG 89

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,000.00

X Lap V. Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 1/23/97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lap V. Nguyen (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 171-3-A
4904 Manassas Circle (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 44 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	6DU83393

FOR AND 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, June J. Woodard Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lap V. Nguyen and wife, Thi T. Truong

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. 139 on the Plan of Section 1-A, Fredericksburg, of record in Plat Book 7900, page 509 and amended in Book 7900, page 529, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to June J. Woodard by deed from Radnor Homes, Inc. of record in Book 9509, page 37, Register's Office for Davidson County, TN. The said June J. Woodard having since married and now being June J. Woodard Jones.

Samuel Jones joins in this conveyance to convey any interest he may have as the husband of June J. Woodard Jones.

Subject to restrictions of record in Book 8920, page 65; Book 7798, page 843; Easements in Book 7993, page 269; Book 7851, page 71; Charter in Book 8920, page 40; Bylaws in Book 8920, page 45; and Amenitites Area in Book 9443, page 538, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4904 Manassas Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 my hand this 7th day of August 19 96

June J. Woodard Jones

June J. Woodard Jones

X

Samuel Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10155 PG 90

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named June J. Woodard Jones
Samuel Jones

the bargainor, 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 Nashville, Tennessee, this 7th day of August 19 96.

Commission expires 11/22/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

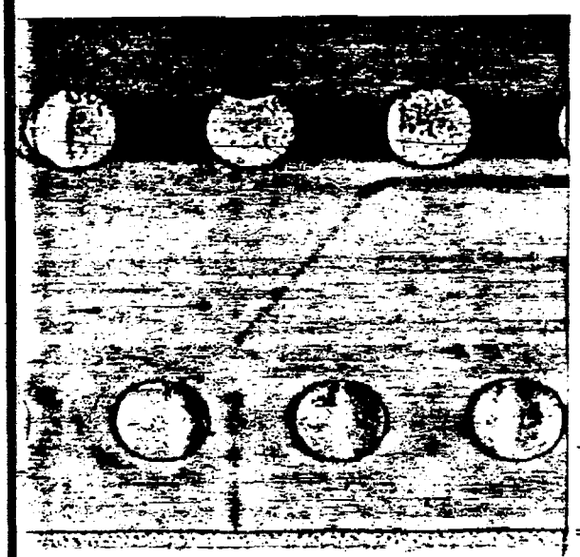
_____
Notary Public

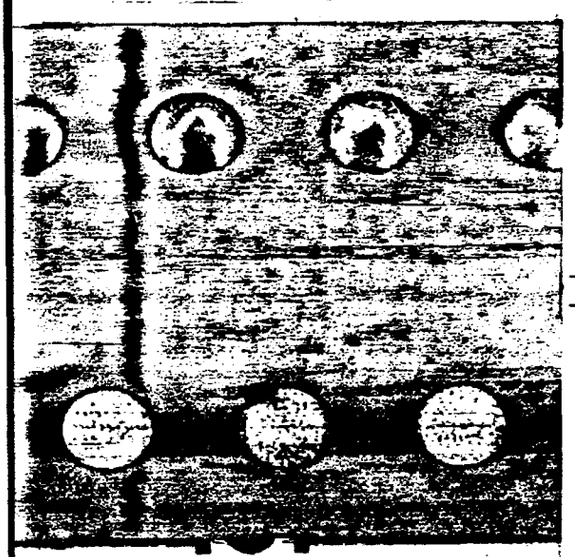
LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

6540 08/13 0101 03CHECK 782.30

0214088
IDENTIFICATION REFERENCE
96 AUG 13 AM 11:45
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 91

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	
				209000.00
			CON TX	773.30
			PRFEE	1.00
			MDEED	8.00
			TOTAL	782.30
			CHECK	782.30
08/13/96	01		11:47 0001	6540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214088
IDENTIF. ↑ REFERENCE

96 AUG 13 AM 11:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019126