OLD REPUBLIC

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

ORT#: SV 26-36810

BOOK 10245 PG 327

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF October 19 96.

NOTARY PUBLIC

My Commission expires: 11-22-97

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143
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:
Hoang Kim Ngo and wife	owners at same address	53-9-102
(NAME)	(NAME)	
1411 Apache Lane		11D-94626
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 78,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Randy M. Lovell and wife, Winifred I. Lovell

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

Hoang Kim Ngo and wife, Lien Kim Huynh

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. 63-B on the plan of Kimbolton, Phase II, as of record at Book 6900, page 934, 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 7907 , page 328 , 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 at Book 7464, page 969, Book 7470, page 126, Book 7799, page 50 and as show on said plan at Book 6900, page 934, and the limitations, conditions, and other matters shown on said plan at Book 6900, page 934, said Register Office.

0242298
IDENTIF. # REFERENCE

96 NOV -1 AM 9:01
FELIX Z. KINSLER, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

6703 11/01 0101 03CHECK 297.60

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

BOOK 10245 PG 328

~~unimproved~~ ~~(~~ ~~)~~
This is improved (X) property, known as 1411 Apache Lane, Madison, TN 37115
(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 25th day of October, 19 96.

Randy M. Lovell

Randy M. Lovell

Winifred I. Lovell

Winifred I. Lovell

INDIVIDUAL ACKNOWLEDGMENTS:

~~STATE OF TENNESSEE~~ } COMMONWEALTH OF KENTUCKY:
County of Jefferson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Randy M. Lovell and wife, Winifred I. Lovell, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 25th day of October, 19 96.

My Commission expires: Louisville, KY
My commission expires Jan. 29, 2000

Ramona C Clark

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).

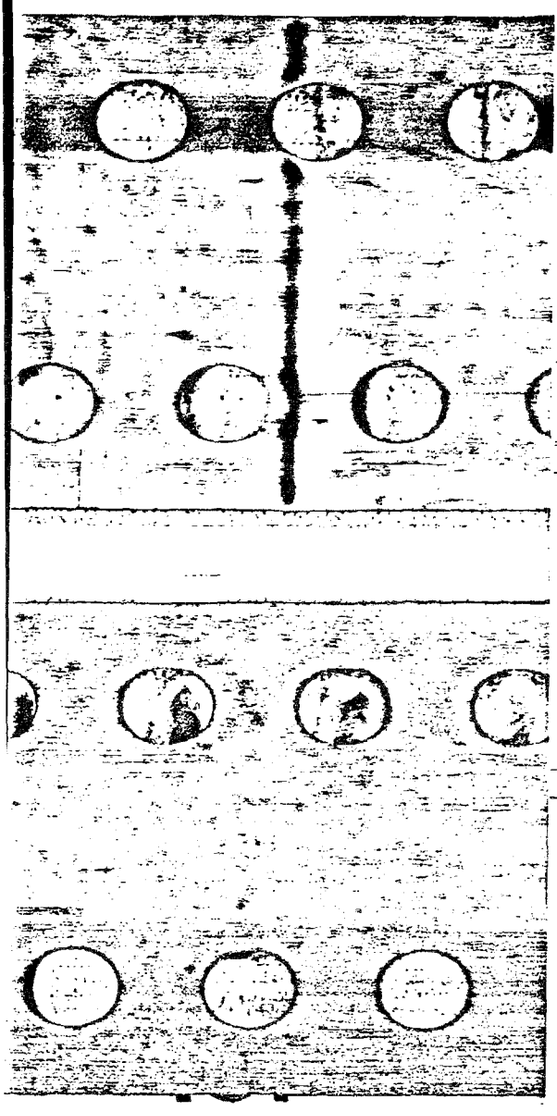
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10245 PG 329

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	78000.00
			CON TX	288.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	297.60
			CHECK	297.60
11/01/96	01		09:02 0001	6703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242298
IDENTIF. & REFERENCE

96 NOV -1 AM 9:01

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

No. 1083644