27A

BOOK 10260 PG 850

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF November 19 96

JAMES R. BLUMBERG
Notary Public
Notary at Large
MY COMMISSION EXPIRES July 22 2000
Comm. Exp. 7-22-2000

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dien Thi Duong (NAME)	CTX Mortgage Company (NAME)	172-4
412 Carl Miller Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	1
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 75219 (CITY) (STATE) (ZIP)	5DU 61902

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, Rick L. Arnold and wife, Robin L. Arnold

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dien Thi Duong and Thien Van Nguyen and Binh Thanh Nguyen

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. 20 on the Plan of Monte Carlo Estates, Section 1 of record in Book 4675, page 68, Register's Office for said County.

Said Lot No. 20 fronts 80.00 feet on the westerly margin of Carl Miller Drive and extends back 230.20 feet on the northerly line and 172.67 feet on the southerly line to a dead line in the rear measuring 127.02 feet thereon.

Being the same property conveyed to Rick L. Arnold and wife, Robin L. Arnold by deed from Henry H. Workman, Jr. and wife, Sandra H. Workman of record in Book 6881, page 574, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4781, page 858, said Register's Office.

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

96 NOV 18 AM 8:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE 0247076

unimproved ( )
This is improved (X) property, known as 412 Carl Miller Drive, Antioch, Tennessee 37013
(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 our hand S this 15th day of November, 19 96

Rick L. Arnold

Robin L. Arnold

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10260 PG 851

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick L. Arnold and wife, Robin L. Arnold

the bargainor s, 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 Brentwood, Tennessee, this 15th day of November, 1996.

Commission expires July 22, 2000

JAMES R. BLUMBERG
Notary at Large
Comm. Exp. 7-22-2000

Notary Public

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

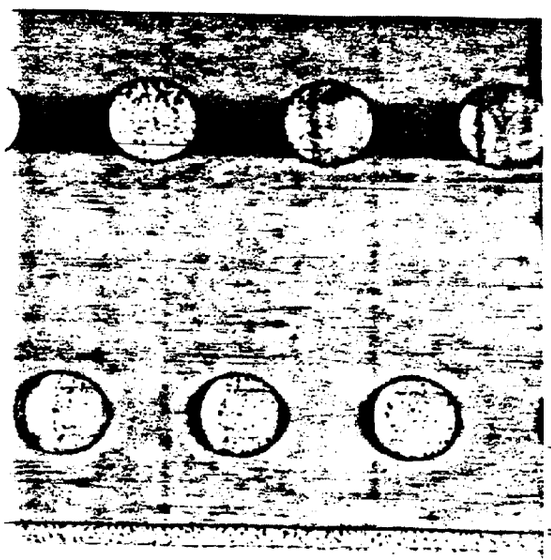
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

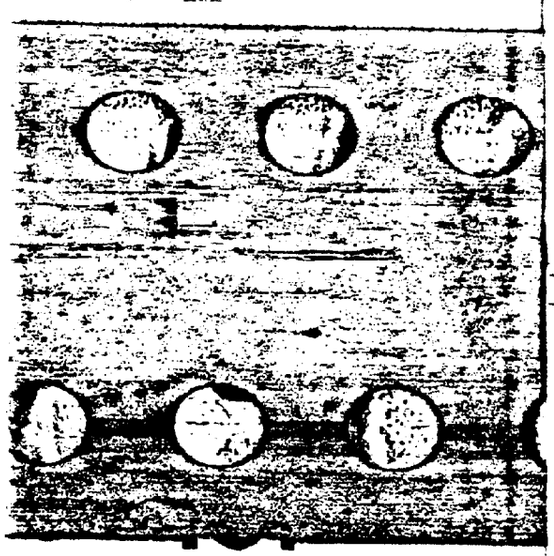
My commission expires _____

_____
Notary Public

1873 11/18 0101 03CHECK

393-80





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

RECEIVED OF _____

FOR _____

BOOK 10260 PG 852

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	
				104000.00
			CON TX	384.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	393.80
			CHECK	393.80
11/18/96	01		08:24 0001	1873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02470 76
IDENTIF. ← REFERENCE

96 NOV 18 AM 8:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088748