BOX 19B
96-12-4A

BOOK 10283 PG 703

# WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MINH DUC HOANG (NAME) | CENTURY MORTGAGE CORP. (NAME) | MAP 162-16-0-E |
| 1429 Bell Trace Drive (ADDRESS) | Two International Drive, Ste 507 (ADDRESS) | PARCEL 047co |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | FB 05DU-78106 |

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, MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MINH DUC HOANG AND HUNG DUC HOANG, BOTH UNMARRIED

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. 16 on the Resubdivision of Lots 16 and 17 of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 8250, Page 645, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to MCR Development Corp., by Quitclaim Deed from William L. Rudolph, of record in Book 9478, Page 938, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Bell Crest, of record in Book 9408, Page 320, and Supplement and Amendment in Book 9613, Page 20, and in Book 9892, Page 927, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved ( X ) property, known as 1429 Bell Trace Drive, Antioch, TN 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 my hand this 5th day of December 19 96

MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION

By:

Jerry J. Caldwell, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerry J. Caldwell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary/Treasurer and _____ respectively of the MCR DEVELOPMENT CORP., the within named bargainor, and corporation, and that he as such Secretary/Treasurer 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 Jerry J. Caldwell as such Secretary/Treasurer, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 5th day of December 1996 .

My commission expires July 24, 1999

_____
Notary Public

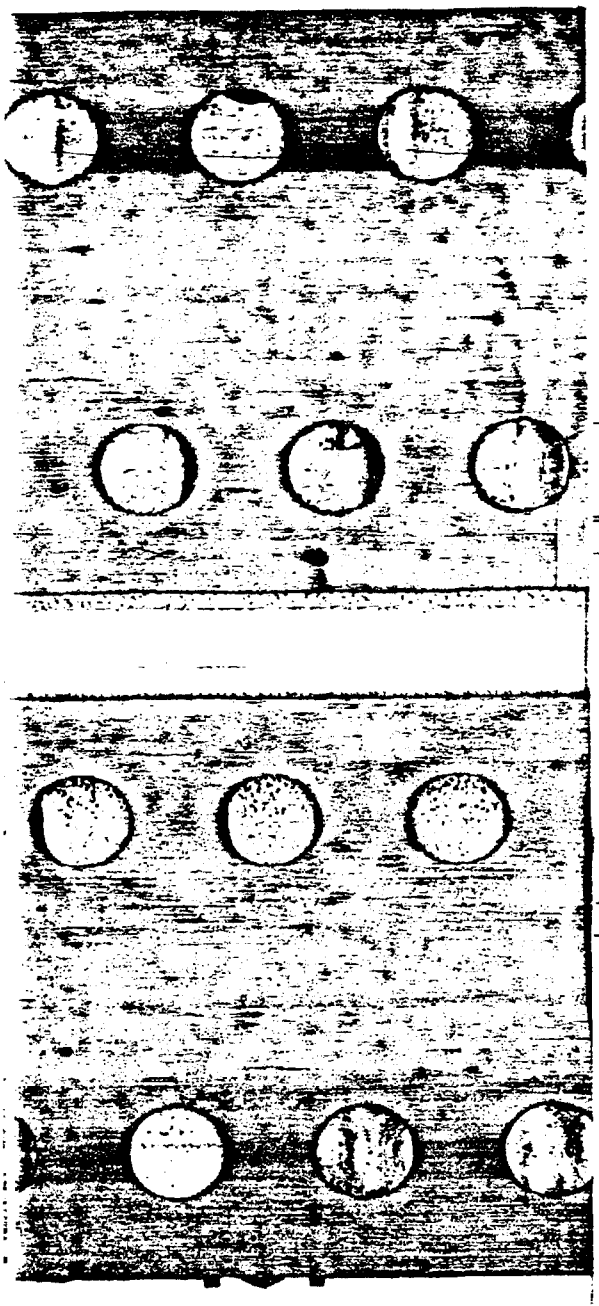
SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

025364S
IDENTIFICATION REFERENCE

96 DEC -6 PM 3:18
FELIX A. ... COUNTY REGISTER
DAVIDSON COUNTY, TN.



3141 12/06 0101 03CHECK 426.73



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10283 PG 705

| | | |
|---|---|---|
| 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 | |
| | | | | 112900.00 |
| | | | CON TX | 417.73 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 426.73 |
| | | | CHECK | 426.73 |
| 12/06/96 | 01 | 15:18 | 0001 | 3141 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253645
IDENTIF. # REFERENCE

96 DEC -6 PM 3:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 1095787