Box 17

BOOK 10302 PG 232

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 12/2/97

(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
Duc Van Le	First American National Bank	MAP 162-5
(NAME)	(NAME)	
323 Brewer Drive	First American Center	PRACEL 44
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37237	5DU38766
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Nancy C. Short and husband, Stanley D. Short

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duc Van Le and wife, Hanh Thi Nguyen and Dung Dinh 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:

Being Lot No. 17 on the Addition to Southwood, of record in Book 2900, page 65, Register's Office for said County, as follows: BEGINNING at a point in the southerly margin of Brewer Drive, the common corner of Lot Nos. 16 and 17; thence southerly along the line between said Lots 127.5 feet to a point; thence southerly along the line between Lot Nos. 15 and 17, 48.6 feet to a point; thence westerly 150.35 feet to a point; thence northwesterly, 100.4 feet to a point in the southerly margin of Brewer Drive; thence easterly along said margin of said Drive 13.1 feet; thence continuing along said margin of said Drive 138.5 feet to the point of beginning.

Being the same property conveyed to Nancy C. Short and husband, Stanley D. Short by deed from Essie May Bailey of record in Book 8096, page 876, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 3000, page 363, said Register's Office.

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

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

unimproved ( )
This is improved (X) property, known as 323 Brewer Drive, Nashville, TN 37211
(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 23rd day of December 19 96

Nancy C. Short

Stanley D. Short

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy C. Short and husband, Stanley D. Short

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 Nashville Tennessee, this 23rd day of December 19 96.

Commission expires 11/22/97 NOTARY PUBLIC AT LARGE

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 _____

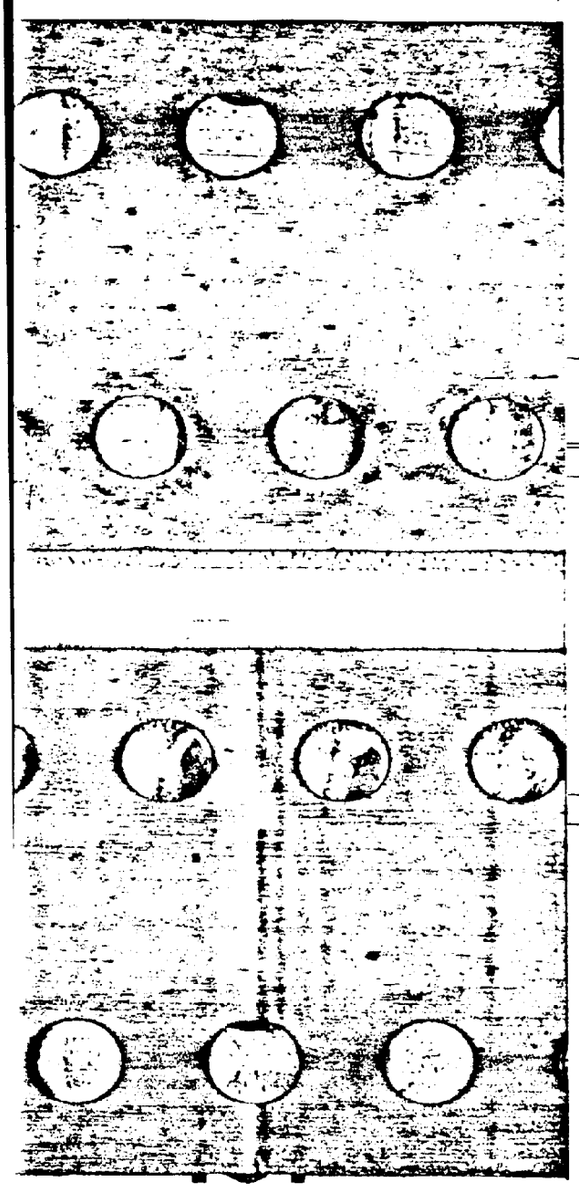
_____
Notary Public

9597 12/27 0101 03CHECK 321.47

0259312
IDENTIF. ↑ REFERENCE

96 DEC 27 AM 11:47

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10302 PG 234

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 84450.00
CON TX 312.47
PRFEE 1.00
WDEED 8.00
TOTAL 321.47
CHECK 321.47

12/27/96 01 11:47 0001 9597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259312
IDENTIF. ↑ REFERENCE

96 DEC 27 AM 11:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1102158