Box 17

BOOK 10306 PG 294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC THIS 30th DAY OF DECEMBER, 1996.

Notary Public

My Commission Expires: 11-30-97

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue Suite 200
Franklin, TN 37064

96 DEC 31 PM 1:48
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0260382
IDENTIF. & REFERENCE

ADDRESS NEW OWNER(S) AS FOLLOWS:

Quang D. Nguyan
517 Park Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
First American National Bank
First American Center
Nashville, TN 37237

MAP-PARCEL NUMBERS:

Map 162-1E Parcel 9

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREIN AFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, W. MATTHEW GARDNER, III AND WIFE, TONYA L. GARDNER HEREINAFTER REFERRED TO AS GRANTORS HEREBY TRANSFERS AND CONVEYS TO QUANG D. NGUYEN AND WIFE, HUONG NGOC THI NGUYEN HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Planned Unit Development in Davidson County, Tennessee, being Lot No. 9 on the Plan of Park Court, of record in Book 6900, page 967, Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to W. Matthew Gardner, III and wife, Tonya L. Gardner by deed from W. L. Bainbridge, Inc., of record in Book 8210, page 799, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Declaration of covenants, conditions and restrictions of record in Book 7930, page 986 and amended in Book 8010, page 476 and Book 810, page 428, said Register's Office.

Plan of record in Book 6900, page 967, said Register's Office, shows an Owners Certificate, certain notes, easements and setback lines.

Taxes for the year 1997, and subsequent years, a lien not yet due and payable.

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 30th day of December, 1996.

W. MATTHEW GARDNER, III

TONYA L. GARDNER

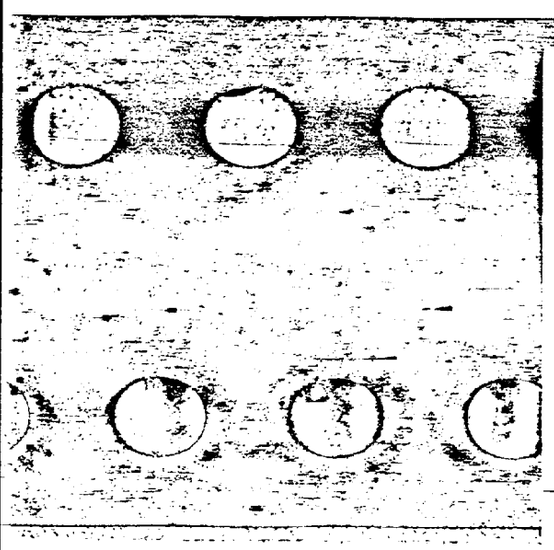
STATE OF TENNESSEE
COUNTY OF DAVIDSON

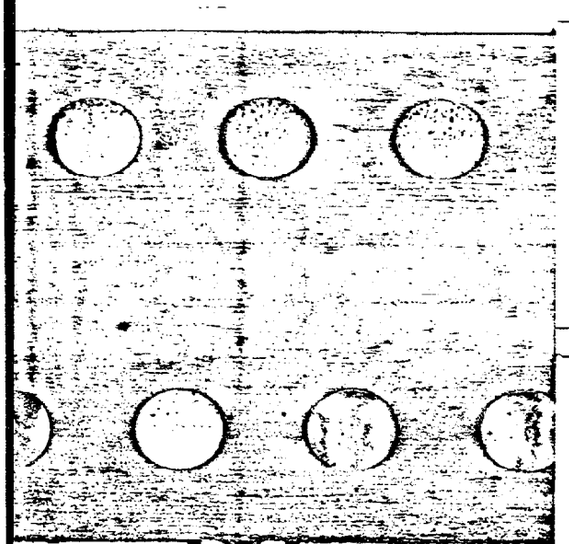
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Matthew Gardner, III and wife, Tonya L. Gardner, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of December 1996.

Notary Public

11-30-97
My Commission Expires

0809 12/31 0101 03CHECK 316.10





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

RECEIVED OF _____

FOR _____

BOOK 10306 PG 296

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 83000.00
				CON TX 307.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 316.10
				CHECK 316.10
			12/31/96 01	13:50 0001 0809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260382
IDENTIF. ↑ REFERENCE

96 DEC 31 PM 1:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103361