Return Box 10

WARRANTY DEED

BOOK 10341 PG 425

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 97

Notary Public

MY COMMISSION EXPIRES: 2/9/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Toan Van Luong	NationsBanc Mortgage Corporation	Map 102
6524 Thunderbird Drive	P.O. Box 35140	Group 3
Nashville, Tennessee 37209	Louisville, Kentucky 40232	Parcel 123

FOR AND IN 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, BOBBY WAYNE KEPHART and wife, THELMA H. KEPHART HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOAN VAN LUONG, married, and GAM THI DO, a single person 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. 1271 on the plan of Charlotte Park, Section 20, of record in Book 3600, page 90, Register's Office for Davidson County, Tennessee, to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby Wayne Kephart and wife, Thelma H. Kephart, by deed from Alvin W. Terrell & Son, Inc., of record in Book 3970, page 757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for 1997, a lien but not yet due and payable.

Restrictive covenants of record in Book 3837, page 823, Register's Office for Davidson County, Tennessee.

All matters of record in Book 3600, page 90, Register's Office for Davidson County, Tennessee.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:

6524 Thunderbird Drive, Nashville, Tennessee 37209
(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; 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 the 31st day of January, 19 97.

Bobby Wayne Kephart

Thelma H. Kephart
Thelma H. Kephart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Bobby Wayne Kephart and Thelma H. Kephart, the within named 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 purpose therein contained.

WITNESS my hand, at office, this the 31st day of January, 19 97.

NOTARY PUBLIC

My Commission Expires: 2/9/98

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19___.

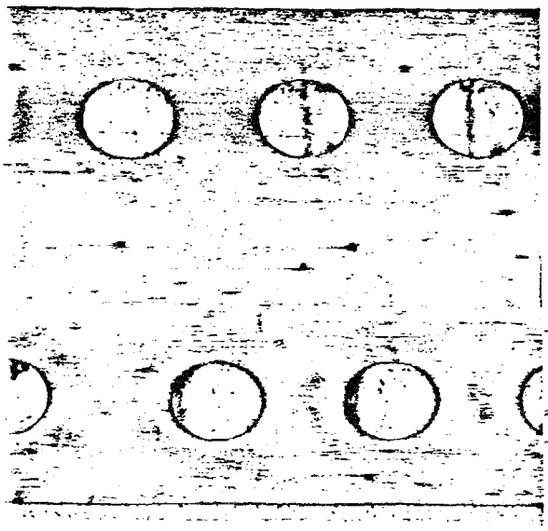
NOTARY PUBLIC

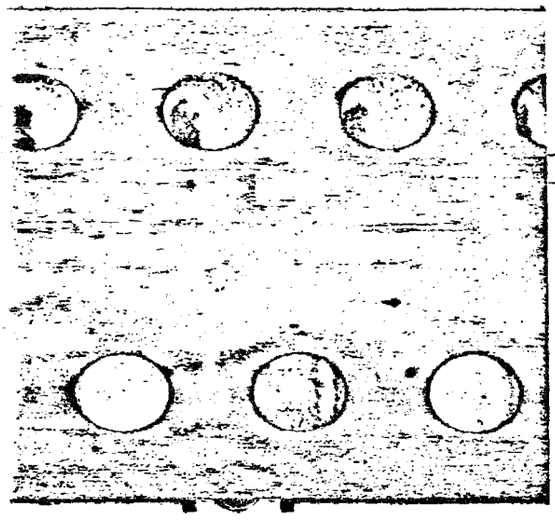
My Commission Expires:_____

97 FEB -5 PM 3:26
DAVIDSON COUNTY, TN.

210533

3693 02/05/97 0101 02CHECK 402.05





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10341 PG 427

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 106500.00

CON TX 394.05

PRFEE 1.00

WDEED 8.00

TOTAL 403.05

CHECK 403.05

02/05/97 01 15:19 0001 3603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270533

IDENTIF. # REFERENCE

97 FEB -5 PM 3:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1114110