150XI

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 1997.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Hung Minh Son	Chase Manhattan Mortgage Corporation	134-9-28
(NAME)	(NAME)	
3605 Donna Kay Drive	1500 North 19th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Monroe, LA 71201	
(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, **JOSEPH W. BIVINS JR. AND SHANE L. BIVINS AND SUMMER A. BIVINS, UNMARRIED PERSONS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNG MINH SON AND RICKIE HUDSON AND QUIT THI TRUONG, UNMARRIED PERSONS** , 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. 72, Phase One on the Plan of Woodland Hills of record in Plat Book 6900, Page 666 through 669, Register's Office for said County, to which reference is made for a more complete description.

BOOK 10421 PG 491

Being the same property conveyed to Joseph W. Bivins by deed of record in Book 8018, Page 689, Register's Office for Davidson County, Tennessee.

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

Joseph W. Bivins having since died. See attached Heirship Affidavit.

This instrument is executed on behalf of Summer A. Bivins by Joseph W. Bivins, Jr. as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10421, Page 490 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3605 Donna Kay 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 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/our hand(s) this 27th day of March, 1997.

Summer A. Bivins by: Joseph W. Bivins Jr.

Joseph W. Bivins Jr.

Shane L. Bivins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Joseph W. Bivins Jr. and Shane L. Bivins, unmarried persons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of March, 1997

Commission expires: October 9, 1999

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

Lori Holloway Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this March 27, 1997 before me personally appeared Joseph W. Bivins, Jr., the person who executed the foregoing instrument on behalf of Summer Bivins, and acknowledged that he executed the same as the free act and deed of the said Summer A. Bivins, through Power of Attorney granted him, by the said Summer A. Bivins.

Notary Public

Commission Expires: 10/9/99

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

BOOK 10421 PG 492

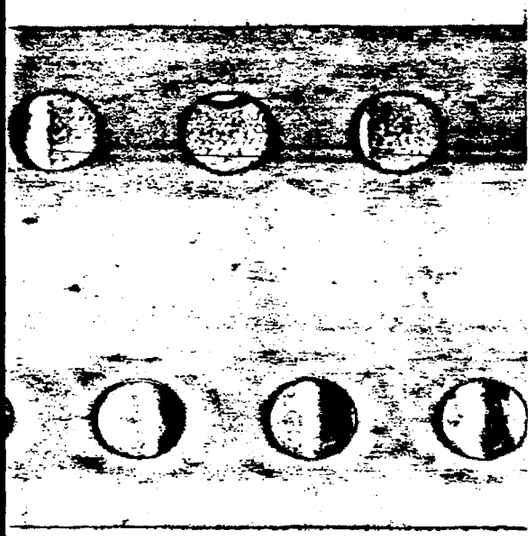
0295760

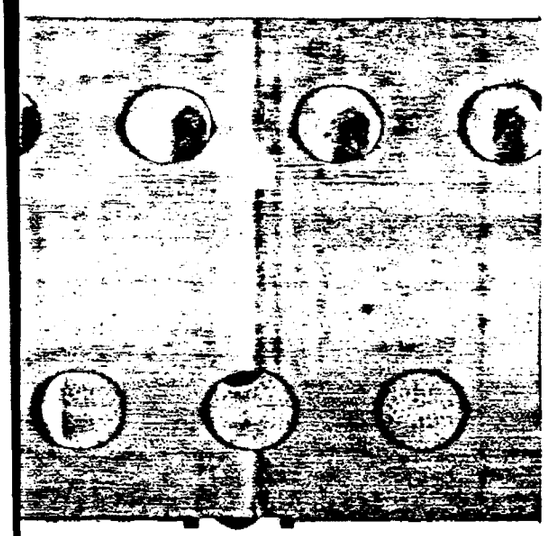
IDENTIFICATION REFERENCE

97 APR 18 AM 10:35

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0982 04/18 0101 03CHECK 434.50





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

RECEIVED OF _____

FOR _____

BOOK 10421 PG 493

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

04/18/97 01 10:3% 0001 0982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295760
IDENTIF. & REFERENCE

97 APR 18 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1141127