Box 17

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1104

WARRANTY DEED

BOOK 10450 PG 469

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Teresa Lance, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Truyen Van Nguyen and Thuy Thi Thanh Dao, both unmarried** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 431 on the Plan of Section Six, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Page 290, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Lance by deed from Claridge Builders, Inc. of record in Book 8591, Page 574, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 1208 Crestfield Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of May, 1997

Teresa Lance

0303677
IDENTIFICATION REFERENCE

97 MAY 12 AM 9:27
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9695 05/12 0101 RECORDED 4.00

BOOK 10450 PG 470

State of Tennessee)
County of Davidson)

On this the 9th day of May, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Teresa Lance,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. — LINDA Y. BOSTON-WILLIAMSON

My Commission Expires 5-23-98

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$122,000.00**.

Affiant

Sworn and subscribed before me on this the 9th day of May, 1997.

Laura A. Beasley
Notary Public

My Commission Expires: 1/22/97

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**	**TAX MAP-PARCEL #:**
Truyen Van Nguyen	T & N Mortgage, Inc.	**172-12-B-103CO**
1208 Crestfield Drive	112 Professional Drive	
Nashville, TN 37211	West Monroe, LA 71291	



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

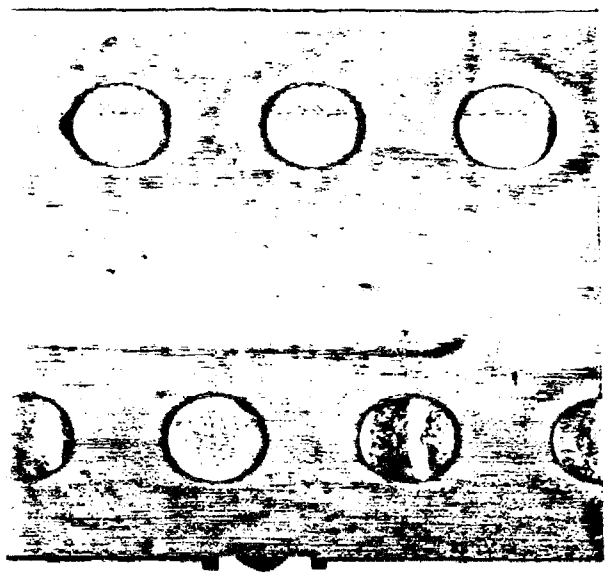
RECEIVED OF _____

FOR _____

BOOK 10450 PG 471

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 122000.00
CON TX 451.40
PRFEE 1.00
WDEED 8.00
TOTAL 460.40
CHECK 460.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/12/97 01 09:33 0001 9695

03036777
IDENTIF. ↑ REFERENCE

97 MAY 12 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149740