BOOK 10581 PG 363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Xuan Chau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 1997.

Notary Public

MY COMMISSION EXPIRES: Nov 27 1998

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
XUAN CHAU ET UX	Same	**91-01-68**
(NAME) **6100 TERRY DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **ROBERT E. FERGUSON AND WIFE, TAMMY RENAE FERGUSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XUAN CHAU AND WIFE, TUNG T. PHAM,** 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. 6 on the Plan of the Third Addition to West Park as of record in Book 3106, page 84, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert E. Ferguson and wife, Renae R. Ferguson by deed from Hershell Wakham and wife, Sue B. Wakham, of record in Book 7189, page 684, Register's Office for Davidson County, Tennessee.

This is the same description as prior deed.

Tammy Renae Ferguson and Renae R. Ferguson are one and the same person.

This conveyance is subject to all restrictions, easements, and conditions of record.

PICK-UP

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
97 AUG 26 AM 9:18
IDENTIFICATION REFERENCE
03411277

unimproved ( )
This is improved(X) property, known as 6100 Terry Drive, Nashville, TN 37209
(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 our hands this 22nd DAY OF AUGUST, 1997.

BOOK 10581 PG 364

Robert E Ferguson

ROBERT E. FERGUSON

Tammy Renae Ferguson

TAMMY RENAE FERGUSON

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 Robert E. Ferguson and Tammy Renae Ferguson, 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 22nd day of August, 1997.

Commission expires: 11-27-99.

Deborah [illegible]

Notary Public

STATE

0870 08/26 0101 03CHECK 286.50

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

RECEIVED OF _____

FOR _____

BOOK 10581 PG 365

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 - 75000.00	
			CON TX	277.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	286.50
			CHECK	286.50
08/26/97	01	09:22	0001	0870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

034277
IDENTIFICATION REFERENCE

97 AUG 26 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190688