BOOK 10611 PG 654

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

TSEGAYE M. ARKU
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 97

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TSEGAYE M. ARKU (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	90-16-270
405 GROSSE POINT COURT (ADDRESS)	6525 QUAIL HOLLOW RD., SUITE 300 (ADDRESS)	08DA-33207
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38120 (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, BANG XVAN NGUYEN AND WIFE, XUYEN TRUONG THI VU * AND UYEN T. NGUYEN AND WIFE, SON DUY NGUYEN

* **INCORRECTLY KNOWN AS TRUONG XVU THI**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TSEGAYE M. ARKU AND WIFE, ZAID B. TEWOLDE

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. 695, on the Plan of CHARLOTTE PARK, SECTION EIGHT, of record in Book 2900, pages 45 and 46, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to BANG XVAN NGUYEN AND TRUONG XVU THI, HUSBAND AND WIFE, AND UYEN T. NGUYEN, A SINGLE WOMAN (now MARRIED), by deed from BANG XVAN NGUYEN AND TRUONG XVU THI, of record in Book 9372, page 767, Register's Office for DAVIDSON County, Tennessee.

XUYEN TRUONG THI VU (CORRECT); TRUONG XVU THI; AND XUYEN VU ARE ONE IN THE SAME PERSON.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated September 9, 1997, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 405 GROSSE POINT COURT, 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 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 15th day of September 19 97

Bang Xvan Nguyen
BANG XVAN NGUYEN

Uyen T Nguyen
UYEN T. NGUYEN

Xuyen Truong Thi Vu
XUYEN TRUONG THI VU

Son Duy Nguyen
SON DUY NGUYEN

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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 BANG XVAN NGUYEN AND WIFE, XUYEN TRUONG THI VU AND UYEN T. NGUYEN AND WIFE, SON DUY NGUYEN

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 15th day of September, 19 97

Commission expires May 27, 2001

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

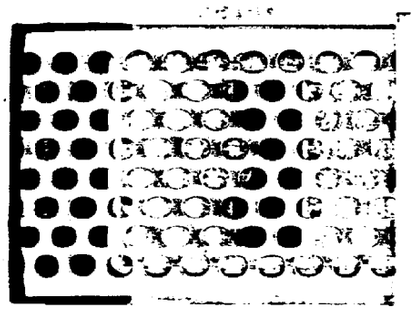
My commission expires _____

_____
Notary Public

0349335
IDENTIF. & REFERENCE

97 SEP 17 AM 10:55
DAVID [illegible] REGISTER

9481 09/17 0101 03CHECK 356-80



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10611 PG 656

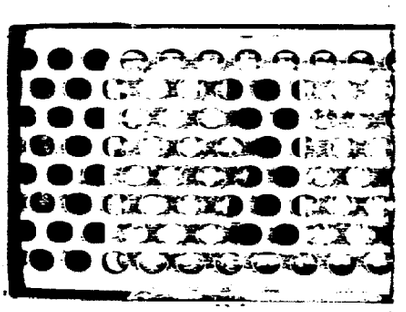
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	8.00
TOTAL	356.80
CHECK	356.80

09/17/97 01 10:57 0001 9481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0349335
IDENTIF. # REFERENCE

97 SEP 17 AM 10:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1198902