0371857

IDENTIFICATION REFERENCE

39-B
File #97-1377

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

97 NOV 20 PM 1:08
REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10691 PG 201

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 **Phillip Clarke Hair,** and wife **Shelley Jean Hair**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah Nguyen, and husband Phu T. Nguyen**, 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. 49 on the Plan of Phase 3, Southampton as of record in Book 5200, Page 690, Register's Office for said County.

Said Lot No. 49 fronts on the southeasterly margin of Brenner Drive and extends back 178.29 feet on the southwesterly line and 165.65 feet on the northeasterly line to a dead line in the rear, measuring 52.25 feet thereon.

Being the same property conveyed to Phillip Clarke Hair and wife Shelley Jean Hair by deed of record in Book 9325, Page 45, RODC.

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

0457 11/20 0101 03CHECK 527.00

This is improved property, known as: 1225 Brenner Drive, Nashville, TN 37221

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 19th day of November, 1997

Phillip Clarke Hair
Phillip Clarke Hair

Shelley Jean Hair
Shelley Jean Hair

State of Tennessee)
County of Davidson)

On this the 19th day of November, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Phillip Clarke Hair and Shelley Jean Hair**, 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

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$140,000.00**.

Phillip Clarke Hair 11/19/97
Affiant

Sworn and subscribed before me on this the 19th day of November, 1997.

Notary Public

My Commission Expires: 11-22-97

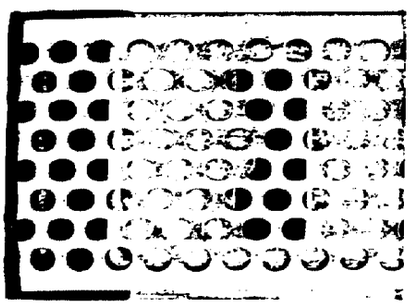
NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Deborah Nguyen	New South Federal Savings Bank	141-12-B-56CO
1225 Brenner Drive	1900 Crestwood Boulevard	
Nashville, TN 37221	Birmingham, AL 35210-2034	

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10691, 209

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 140000.00

CON TX 518.00

PRFEE 1.00

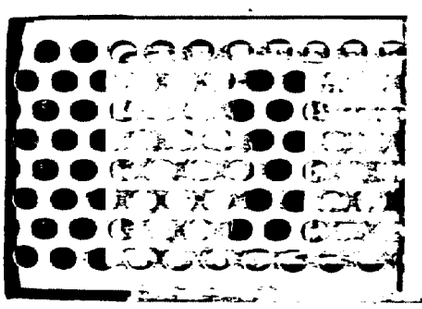
WDEED 8.00

TOTAL 527.00

CHECK 527.00

11/20/97 01 13:11 0001 0457

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0371857

IDENTIFICATION REFERENCE

97 NOV 20 PM 1:09

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1223027