OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT SV 2852635

BOOK 10856 PG 609

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,750.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF MARCH, 19 98.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt# 003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robby Truong and wife	COUNTRYWIDE HOME LOANS, INC.	176-1-16
(NAME)	(NAME)	
3852 Round Rock Drive	4500 Park Granada	2D-77276
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 126,750.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

W.L.Bainbridge, Inc., a Tennessee corporation

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Robby Truong and wife, Tuyen P. Truong

PICK-UP

98 MAR 27 AM 9:26
FELICIA ANN SORRELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 04174.57

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 102** on the plan of **Hickory Woods, Sec. A**, as of record at **Book 6900, page 511**, as corrected by Surveyor's Certificate(s) regarding street name corrections/changes at Book 7582, page 167 and Book 9997, page 844, all in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being part of the same property conveyed to the grantor herein by deed as of record at Book **10417** , page **160** , said Register's Office.

This conveyance is subject to current year's property taxes, which are as stated below, and to the following included matters:

1. 1998 property taxes are a lien against the property as of 01-01-98, but are not due and payable until 10-01-98. 1997 property taxes in the amount of $445.95, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 176-1-16; Field Book Number: 2D-77276; at the street address of 3852 Round Rock Drive, Antioch, TN 37013.

2. Easements, setback lines, notes, and/or other limitations as shown on said plan at Book 6900, page 511, as corrected at Book 7582, page 167 and Book 9997, page 844, said Register's Office.

3. Easements as applicable to said subdivision for electric, telephone and telegraph lines at Book 437, pages 24 and 39; for right-of-way(s) at Book 5909, page 915 and Book 5897, page 224; for sanitary sewers at Book 6954, page 24; and for transmission lines at Book 9632, page 973, said Register's Office.

4. Declaration of Covenants, Conditions, and Restrictions at Book 7422, page 235 and 301, Book 7857, page 94 re-recorded at Book 7876, page 75, as corrected at Book 9616, page 470 and amended and restated at Book 9678, page 187, together with Restrictions and/or By-Laws at Book 7422, pages 273 and 301, Book 7932, page

BOOK 10856 PG 610

~~Unimproved~~ This is improved (X) property, known as 3852 Round Rock Drive, Antioch, TN 37013
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 26th day of March, 19 98.

W.L.Bainbridge, Inc.

By: _____
W.L.Bainbridge, III, President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1485 03/27 0101 03CHECK 477.98

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared W.L.Bainbridge, III, _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of W.L.Bainbridge, Inc., the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

Witness my hand and official seal at office this 26th day of MARCH, 19 98

My Commission expires:
11-27-99

_____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10556 PG 611

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	
	126750.00
MOR TX	468.98
ERR	CO
MOR TX	468.98-
CON TX	468.98
PRFEE	1.00
WDEED	8.00
TOTAL	477.98
CHECK	477.98

03/27/98 01 09:26 0001 1485

04 17457
IDENTIF. ← REFERENCE

98 MAR 27 AM 9:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1271766