BOOK 10886 PG 724 BOX 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/9/98.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thai Hoa Nguyen	Tucker Federal Bank d/b/a Prime Lending	107-9-18
(NAME)	(NAME)	
1010 Massman Drive	P.O. Box 211788	
(ADDRESS)	(ADDRESS)	
Nashville,, TN 37217	Augusta,Georgia 30917-1788	
(CITY) (STATE) (ZIP)	(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, **MILDRED B. FAUST** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THAI HOA NGUYEN, UNMARRIED** 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. 4 on the Plan of Patricia Heights Annex of record in Plat Book 2900, Page 32, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mildred B. Faust by deed of record in Book 3161, Page 363, Register's Office for Davidson County, Tennessee.

4269 04/15 0101 03CHECK 345.70

This conveyance is subject to any and all existing restrictions and easements of record.

The said Fred H. Faust, Jr. having since died.

This is improved (X) property, known as 1010 Massman Drive, Nashville,, TN 37217
(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 my/our hand(s) this 9th day of April, 1998.

Mildred B. Faust
Mildred B. Faust

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Angela M. Lake, a Notary Public in and for said County and State, the within named Mildred B. Faust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 9th day of April, 1998

Commission expires:

Angela M. Lake
Angela M. Lake Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 APR 15 AM 10:11

SEE ATTACHED LEGAL DESCRIPTION, EXHIBIT A, REFERENCE

04425685

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

RECEIVED OF _____

FOR _____

BOOK 10886 PG 725

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 91000.00
CON TX 336.70
PRFEE 1.00
WDEED 8.00
TOTAL 345.70
CHECK 345.70

04/15/98 01 10:11 0001 4269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425685
IDENTIF. & REFERENCE

98 APR 15 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280428