0442111

IDENTIF. ↑ REFERENCE

39-B
File #98-1350

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

98 MAY 26 PM 4:07 10945:566
REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

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 **Thanh Van Nguyen,** and wife, **Sen Thi Le Nguyen**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bansa Vetvong, and, Nha Uyen Thi Tran**, as tennants in common with right of survivorship, 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. 1016, on the Plan of Charlotte Park, Section 13, of record in Book 2900, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 1016 fronts 75.6 feet on the northerly side of Starliner Drive and extends back between lines 158.9 feet on the easterly line and 160.8 feet on the westerly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Thanh Van Nguyen and wife Sen Thi Le Nguyen by deed of record in Book 7436, Page 836, RODC.

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

This is improved property, known as: 540 Starliner Drive, Nashville, TN 37209

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 20th day of May, 1998

Thanh Nguyen
Thanh Van Nguyen

Sen Le Nguyen
Sen Thi Le Nguyen

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State of Tennessee)
County of Davidson)

On this the 20th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Thanh Van Nguyen and Sen Thi Le Nguyen**, 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: 5/23/98

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$112,500.00**.

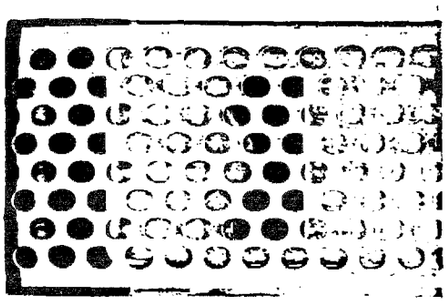
Affiant

Sworn and subscribed before me on this the 20th day of May, 1998.

Notary Public

My Commission Expires: 5/23/98

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Bansa Vetvong	**First Trust Mortgage**	**90-15-117**
540 Starliner Drive	**6525 Quail Hollow**	
Nashville, TN 37209	**Memphis, TN 38120**	



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

RECEIVED OF _____

FOR _____

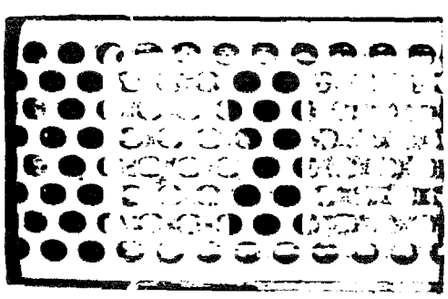
BOOK 10915 PAGE 568

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			DANT	
				110500.00
			DON TX	416.25
			PRFEE	1.00
			MTEED	5.00
			TOTAL	425.25
			CHECK	425.25

98 05 26 02 16:09 0001 1768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04421111
IDENTIF. ↑ REFERENCE

98 MAY 26 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1297732