BOOK 10957 PG 255

STATE OF TENNESSEE
COUNTY OF DAVIDSON 47
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 ~~Glancy~~ Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHUONG HOANG (NAME)	SOUTHEASTERN MORTGAGE (NAME)	MAP 102-3
388 Annex Avenue (ADDRESS)	115 29th Avenue, South (ADDRESS)	PARCEL 170
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	FB# 8DA 25654

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, James T. Warren and wife, Tracy R. Warren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHUONG HOANG AND TUAN HOANG, BOTH 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. 1204 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, pages 10 and 11, Register's Office, Davidson County, Tennessee.

Said Lot No. 1204 fronts 80 feet on the northerly side of Annex Avenue and extends back between parallel line, 156 feet to a dead line in the rear on which it measures 66.10 feet thereon.

Being the same property conveyed to James T. Warren and wife, Tracy R. Warren by deed from Archie E. Prince, II, unmarried, of record in Book 9270, page 378, Register's Office for Davidson County, Tennessee.

0044875

RECEIPT & REFERENCE

98 JUN -2 PM 2:01

4692 06/02 0101 03CHECK 423.40

unimproved ( )
This is improved (X) property, known as 388 Annex Avenue, 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 29th day of May 19 98

James T. Warren

Tracy R. Warren

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 James T. Warren and wife, Tracy R. Warren

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 Goodlettsville, Tennessee, this 29th day of May, 19 98.

Commission expires 12-27-99

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 _____

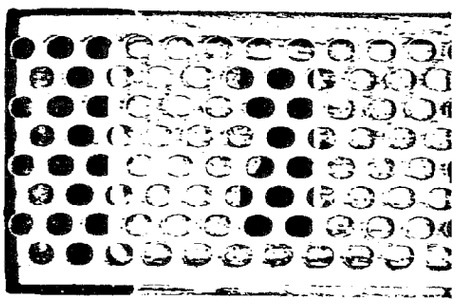
_____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

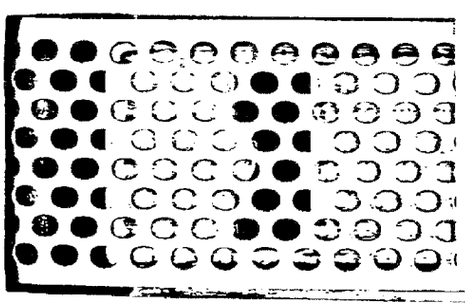
FOR _____

BOOK 10957 PG 257

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	
				112000.00
			CON TX	414.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	423.40
			CHECK	423.40
06/02/98	01		14:03 0001	4692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0044875

IDENTIF. & REFERENCE

98 JUN -2 PM 2:02

REGISTER

DAVIDSON COUNTY, TN.

No. 1300624