Record and Return to:
Box 35 00286923

BK/PG 10960:496

WARRANTY DEED

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May 1998

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quoc Nguyen (NAME)	First Republic Mortg. (NAME)	MAP 127
7732 Saddle Ridge Court (ADDRESS)	3212 West End Ave, Suite 500 (ADDRESS)	PARCEL 229
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, Tenn. 37203 (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, Ephrahim Garcia and wife, Anna Marie Garcia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Quoc Nguyen and Teri Vo

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. 39 on the Plan of Section Two, Saddle Ridge, of record in Book 5200, pages 366 and 367, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ephrahim Garcia and wife, Anna Marie Garcia by deed from Security Pacific National Bank of record in Book 8417, page 879, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 5200, pages 366-367, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7732 Saddle Ridge Court, Nashville, Tennessee 37221
(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 hands this 29 day of May 19 98

Ephrahim Garcia by Richard Winecoff
Ephrahim Garcia, by Richard Winecoff, Attorney in Fact

Anna Marie Garcia by Richard Winecoff
Anna Marie Garcia, by Richard Winecoff, Attorney in Fact

BOOK 10960 PG 497

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 Ephrahim Garcia and wife, Anna Marie Garcia

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 Nashville, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of May, 1998, before me personally appeared Richard Winecoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ephrahim Garcia and Anna Marie Garcia and acknowledged that he executed the same as the free act and deed of Ephrahim Garcia and Anna Marie Garcia.

Witness my hand and seal this 29 day of May, 1998.

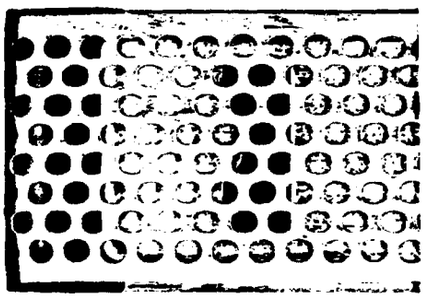
My Commission Expires:

5-27-2001

_____
Notary Public

NOTARY PUBLIC AT LARGE

0445678
IDENTIFICATION REFERENCE
98 JUN -3 PM 2:30
5554 06/03 0101 03CHECK 826.70



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

RECEIVED OF _____

FOR _____

BOOK 10960 PG 498

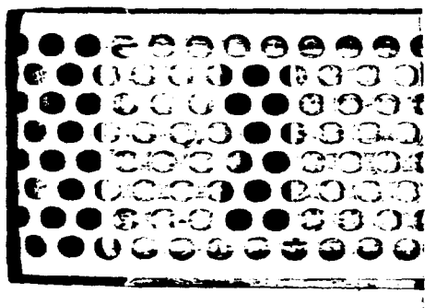
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 221000.00
CON TX 817.70
PRFEE 1.00
WDEED 8.00
TOTAL 826.70
CHECK 826.70

06/03/98 01 14:32 0001 5554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0445678
IDENTIFICATION REFERENCE
98 JUN -3 PM 2:30
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1301474