PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39851
Dav. Co. File: Box 8

98 JUN 24 AM 9:39

U4542 60

REFERENCE

10989 493

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brenda J. Judware 5705 Maudina Ave Nashville, TN 37209	GMAC Mortgage P.O. Box 963 Horsham, PA 19044-0963

TAX MAP-PARCEL NUMBERS: 103-02-094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 79,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Liem Thanh Nguyen, individually, and the heirs-at-law of Lang Van Nguyen and Nguyet Thanh Ngo** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brenda J. Judware,** 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. 1 on the Plan of White Subdivision of record in Plat Book 6050, Page 484, Register's Office for said County.

SAID Lot No. 1 fronts 70.0 feet on the southerly margin of Maudina Avenue and extends back 218.64 feet on the westerly line and 231.32 feet on the easterly line to a dead line in the rear, measuring 70.17 feet thereon.

BEING the same property conveyed to Lang V. Nguyan and wife, Nguyet T. Ngo and Liem Thanh Nguyen, a married person by deed from Jean White, unmarried of record in Book 9897, Page 406, Register's Office for Davidson County, Tennessee. Lang V. Nguyan and wife, Nguyet T. Ngo have since died intestate vesting their interests in the subject property in their heirs-at-law, Liem Thanh Nguyen, Long Thanh Nguyen, Lam Thanh Nguyen, Lam Thant Nguyen and Loan Thanh Nguyen.

Liem Thanh Nguyen is executing this instrument on behalf of Long Thanh Nguyen, Lam Thanh Nguyen and Lam Thant Nguyen as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith.

Liem Thanh Nguyen is executing this instrument on behalf of Loan Thanh Nguyen as Attorney in Fact pursuant to Powers of Attorney being recorded as Exhibits "A" and "B" hereto.

Nguyen Thanh Loan and Loan Thanh Nguyen are one in the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6050, Page 484, said Register's Office, which Plan shows minimum building setback lines to be determined by the Metro Zoning Regulation and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot, and a 20 oot sanitary sewer and drainage easement located on the southerly portion of lot, with a sewer line lying therein. Mortgage Loan Inspection by John Kohl & Co., P.C., dated April 14, 1998, which discloses that the gravel drive encroaches onto adjoining lot; A 20 foot easement for sanitary sewers and/or storm drainage across the

southerly line of said lot and 10 foot temporary construction easement south of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 4017, Page 375, said Register's Office.; An easement for sanitary sewers and/or storm drainage to the Metropoolitan Government of Nashville of record in Book 4496, Page 768, said Register's Office.

This is improved property, known as: 5705 Maudina Ave, 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 19th day of June, 1998.

Liem Thanh Nguyen

Long Thanh Nguyen, By: Liem Thanh Nguyen, Atty-In-Fact

Lam Thanh Nguyen, By: Liem Thanh Nguyen, Atty-In-Fact

Lam Thant Nguyen, By: Liem Thanh Nguyen, Atty-In-Fact

Loan Thanh Nguyen, By: Liem Thanh Nguyen, Atty-In-Fact

State of Tennessee
County of Davidson

4810 06/24 0101 03CHECK 308.63

AFFIDAVIT

The undersigned declares under oath that the actual ~~con~~sideration or value, whichever is greater, for this transfer is: $ 79900.00

Affiant

Sworn and subscribed before me on the 19th day of June, 1998.

Notary Public

My Commission Expires:

CHRISTY WILLIAMS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

BOOK 10989 PG 495

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared **Liem Thanh Nguyen**, 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 of the same as a free act and deed.

Witness my hand and official seal on June 19, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

(Seal Required)
(If Authorized)

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 **Liem Thanh Nguyen**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Long Thanh Nguyen, Lam Thanh Nguyen, Lam Thant Nguyen and Loan Thanh Nguyen**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of June, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Liem Thanh Nguyen, individually, and the heirs-at-law of Lang Van Nguyen and Nguyet Thanh Ngo

TO: Brenda J. Judware

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Liem Thanh Nguyen, Affiant

Sworn to and subscribed before me this

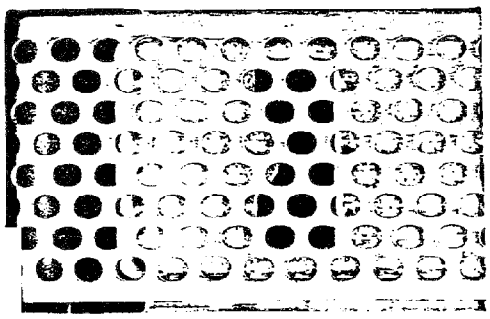
19th day of June, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Wldoc: PAS Exhib WD—9/91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10939 PG 496

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

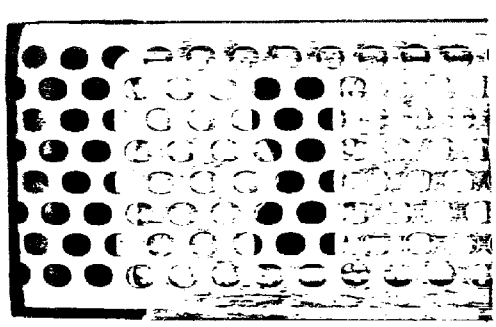
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 12.00
TOTAL 308.63
CHECK 308.63

06/24/98 01 09:39 0001 4810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0454260
IDENTIF. & REFERENCE
98 JUN 24 AM 9:39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1310623