K 10996

BOOK 10996 PAGE 711

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36766)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 160,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 12/2/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hai N. Nguyen (NAME)	NationsBanc Mortgage Corporation (NAME)	126-15-A-65
8041 Settlers Way (ADDRESS)	P.O. Box 353 (ADDRESS)	9D-82207
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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, Jane Sethman Smith and husband, Ted A. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hai N. Nguyen and wife, Tiendung P. Nguyen

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:

Being Lot No. 277, Phase One on the Plan of Boone Tract at Biltmore of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jane Sethman Smith and husband, Ted A. Smith by deed from Fox Ridge Homes, Inc. of record in Book 9618, Page 456, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

0456331
IDENTIF. & REFERENCE

98 JUN 29 PM 2:46
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 8041 Settlers Way, Nashville, TN 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 hand s this 22nd day of June, 19 98

Jane Sethman Smith by Ted A. Smith AIF
Jane Sethman Smith by Ted A. Smith as atty. in fact

Ted A. Smith

G 711

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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, Ted A. Smith

____

the bargainor X, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE XXXX executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 22nd day of June 98

Commission expires 5/26/02

Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 the 22ND day of JUNE, 1997, before me personally appeared TED A. SMITH to me known to be the person who executed the foregoing instrument in behalf of ______________________ JANE SETHMAN SMITH as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said JANE SETHMAN SMITH.

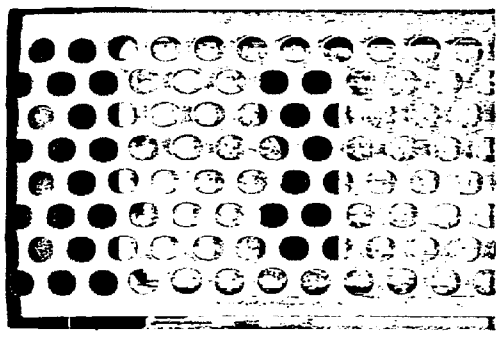
Witness my hand and official seal at NASHVILLE TENNESSEE, this the 22ND day of JUNE, 1998

____
Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
5/26/02

7045 06/29 0101 03CHECK 602.85



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

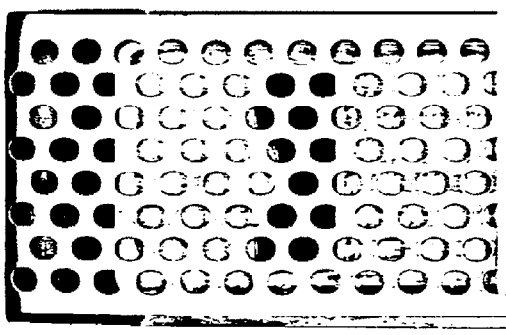
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
160500.00
MOR TX 593.85
ERR CO
MOR TX 593.85-
CON TX 593.85
PRFEE 1.00
WDEED 8.00
TOTAL 602.85
CHECK 602.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7045



0456331
IDENTIF. A REFERENCE

98 JUN 29 PM 2:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312838