PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40116
Dav. Co. File: Box 8

BOOK 11007 PAGE 024

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ba Nguyen Hiep Thi Mai Giau Thi Nguyen 276 Paragon Mills Road Nashville, TN 37211	PNC Mortgage Company 6000 Atrium Way Mt. Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 134-13-264

9704 07/06 0101 03CHECK 351.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 92,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan L. Lovell, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ba Nguyen 1/3 interest, Hiep Thi Mai 1/3 interest, and Giau Thi Nguyen, 1/3 interest as joint tennants 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. 5 on the Plan of Phase One, Woodland Hills of record in Plat Book 6900, Pages 666-669, Register's Office for said County.

SAID Lot No. 5 fronts 70.00 feet on the northerly margin of Paragon Mills Road and extends back between parallel lines 143.0 feet to a dead line in the rear, measuring 70.00 feet thereon.

BEING the same property conveyed to Susan L. Lovell by deed from Henry Cisneros, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 9502, Page 159, Register's Office for Davidson County, Tennessee. Stephen Bigger joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 666-669, said Register's Office, which Plan shows minium setback lines to be determined by Metropolitan Zoning Regulations and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7632, Page 947, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 276 Paragon Mills Road, Nashville, TN 37211

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 30th day of June, 1998.

Susan L. Lovell
Susan L. Lovell

Stephen Bigger
Stephen Bigger

State of Tennessee
County of Davidson

On this 30th day of June, 1998, before me the undersigned authority, personally appeared **Susan L. Lovell and Stephen Bigger**, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/00

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 92000.00

Susan L. Lovell
Affiant

Sworn and subscribed before me on the 30th day of June, 1998.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/00

98 JUL -6 PM 1:24
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
04588862

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11007 PAGE 026

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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 351.40
CHECK 351.40

07/06/98 01 13:24 0001 9704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458862
IDENTIF. & REFERENCE

98 JUL -6 PM 1:24

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1315456