THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Jun W. Park and Allan R. Simpson	SAME	90-16 311
6408 Premier Drive		
Nashville, TN 37209		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $92,000.00.

Affiant

Subscribed to and sworn before me this 6th day of July, 1998.

Notary Public

My Commission Expires: 3/24/2001

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LONG D. HOANG and wife, LIEN T. NGUYEN, hereinafter called "GRANTORS", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said JUN W. PARK, unmarried, and ALLAN R. SIMPSON, married, hereinafter called "GRANTEES", their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 712 on the Plan of Charlotte Park, Section 12, as of record in Book 2900, pages 127 and 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Long Hoang and wife, Lien T. Nguyen by deed from Gregory N. Felker and wife, Belinda M. Felker, of record in Book 8200, page 393, Register's Office for Davidson County, Tennessee.

It is hereby understood and agreed that Lien T. Ngugen and Lien T. Nguyen are one and the same person.

This is improved property known as 6408 Premier Drive, Nashville, Davidson County, Tennessee 37209, and will not serve as the residence of Allan R. Simpson and/or his wife, Karen C. Simpson.

0459804
IDENTIF. ← REFERENCE

98 JUL -8 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0694 07/08 0101 03CHECK 351.40

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantees, their successors, heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 6th day of July, 1998.

Long D. Hoang

Lien T. Nguyen

VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LONG D. HOANG and wife, LIEN T. NGUYEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 6th day of July, 1998.

Notary Public

My Commission Expires: 3/24/2001

SONIA F. MOSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 11011 PAGE 295

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

07/08/98 01 09:04 0001 0694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459804
IDENTIF. # REFERENCE

98 JUL -8 AM 9:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316432