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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF August 19 98

NOTARY PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

JACQUE FREEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ngoan V. Nguyen (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 90-12
6306 Robertson Road (ADDRESS)	111 Westwood Place, Suite 109 (ADDRESS)	PARCEL 52.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Thelma C. Fagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ngoan V. Nguyen and wife, Kim Dung Tran

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, TN, BEING Lot No. 6 on the Map of Gaileywood Subdivision, of record in Book 2663, page 123, Register's Office for Davidson County, TN, as follows:

Said Lot No. 6 fronts 60 feet on the northerly side of Robertson Road and runs back 140 feet on the easterly line adn 130 feet on the westerly line to a dead line in the rear, measuring 60.83 feet thereon.

Being the same property conveyed to Edwin F. Fagan and wife, Themla C. Fagan, by deed from William S. Goddard and wife, Sandra G. Goddard, of record in Book 5433, Page 198, Register's Office for Davidson County, TN.
The said Edwin F. Fagan having since died.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2663, page 123; restrictions of record in Book 2882, Page 133; Book 2921, Page 83; all of record in the Register's Office for County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6306 Robertson Road, Nashville, TN 37209
(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 my hand this 26th day of August 19 98

Thelma C. Fagan
Thelma C. Fagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma C. Fagan, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 9th day of August, 1998.

Commission expires 3/27/99

JACQUE I. FREEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, My Commission Expires March 27, 1999 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

WARRANTY DEED

FROM

Thelma C. Fagan

TO

Ngoan V. Nguyen and wife, Kim Dung Tran

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 SEP -9 AM 9:40
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

8444 09/09 0101 03CHECK

288.13

IDENTIF. → REFERENCE

04857O5

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	74900.00
CON TX	277.13
PRFEE	1.00
MDEED	8.00
CFEE	BANK 2.00
TOTAL	288.13
CHECK	288.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

09/09/98 01 09:42 0001 8444

0485705
IDENTIF. # REFERENCE

98 SEP -9 AM 9:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343858