Box 17

BOOK 11146 PAGE 113

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

X (Le Van Tran)
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF October 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Le Van Tran	Southeastern Mortgage of TN, Inc	MAP 133-16
(NAME)	(NAME)	
4805 Citrus Drive	115 29th Avenue South	PARCEL 105
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37212	5DU10556
(CITY) (STATE) (ZIP)	(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, Clyde Siegrist and Jacquelyn S. Leder , sole heirs at law of Mary H. Siegrist, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Le Van Tran and wife, Ha Na Thi Chau

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. 50 on the plan of Kenilworth Estates, Section I, as of record in Book 2900, pages 105 and 106, Register's Office for said County.

Said Lot No. 50 fronts 70 feet on the westerly side of Citrus Drive and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Clyde Siegrist and wife, Mary H. Siegrist by deed from Martin Zeitlin, Trustee of record in Book 3184, page 403, Register's Office for Davidson County, TN. The said Clyde Siegrist having predeceased Mary H. Siegrist and she having since died and Clyde Siegrist and Jacquelyn S. Leder being the children and sole heirs at law of Mary H. Siegrist.

Subject to restrictions of record in Book 3103, page 610, said Register's Office.

This conveyance is subject to any and all existing easements of record including an public utility easement of record in Book 3131, page 297, said Register's Office.

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

This is improved (X) unimproved ( ) property, known as 4805 Citrus Drive, Nashville, TN 37211
(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 2nd day of October, 19 98

Clyde Siegrist
Clyde Siegrist

Jacquelyn S. Leder By C. Edward Coomer Atty in fact
Jacquelyn S. Leder
By C. Edward Coomer by Power of Attorney recorded
Simultaneous herewith

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 Clyde Siegrist

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October 19 98.

Commission expires 11/24/2001

Laurie A. Beasley
Notary Public

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 October 2, 1998, before me personally appeared C. Edward Coomer to me known to be the person who executed the foregoing instrument in behalf of Jacquelyn S. Leder and acknowledged that he executed same as the free act and deed of said Jacquelyn S. Leder for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October 1998.

My Commission Expires:

11/24/2001

Laurie A. Beasley
Notary Public

LAURIE A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0497064
IDENTIF. & REFERENCE
98 OCT -6 PM 3:21
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
0544 10/06 0101 03CHECK 318.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11146 PAGE 115

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	83000.00
CON TX	307.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	318.10
CHECK	318.10

10/06/98 01 15:23 0001 0544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497064
IDENTIF. ↑ REFERENCE

98 OCT -6 PM 3:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1355804