60

This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Xuan and Ruoc Nyugen
640-B Annex Avenue
Nashville, TN 37209

NEW SOUTH FSB
1900 CRESTWOOD BLVD
BIRMINGHAM AL 35283

Map 090-08-0
Parcel 215

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $51,000.00.

Xuan Tan Nguyen
Affiant

Subscribed and sworn to before me, this 29th day of October, 1998.

Notary Public

My Commission Expires: 9-23-00

FOR AND IN CONSIDERATION of the sum of $51,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Xuan Tan Nguyen and wife, Ruoc Thi Nguyen, (hereinafter "Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 52 of the West Nashville Annex Subdivision as of record in Book 332, Page 24, Register's Office for said County.
>
> Said Lot fronts 50 feet on the easterly side of Annex Avenue and runs back between parallel lines 167 feet more or less, to a 15 foot alley in the rear.
>
> Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of Record in Book 11022, Page 128, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 640-B Annex Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantees, their successors and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Davidson County ad valorem property taxes for 1998 shall be pro-rated through date of Deed;

2. All matters which would be disclosed by a survey;

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices; and

4. In accepting this Special Warranty Deed, Grantees expressly waive and disclaim any application of the Tennessee Residential Property Disclosure Act set out in Tenn. Code Ann. § 66-5-201 with regard to this conveyance.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantees, their successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 28th day of October, 1998.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Stella L. Orr, a Notary Public for the State of County aforesaid, personally appeared James E. Martin with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as James E. Martin.

Witness my hand and official seal at office this 28th day of October, 1998.

Stella L. Orr
Notary Public

My Commission Expires: My Commission Expires March 24, 2002

0507692
IDENTIF. # REFERENCE

98 NOV -3 PM 1:21
L.L. HAMMOND REGISTER
DAVIDSON COUNTY, TN.

1784 11/03 0101 03CHECK 199.70

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

RECEIVED OF _____

FOR _____

BOOK 11185 PAGE 459

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	51000.00
			CON TX	188.70
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	199.70
			CHECK	199.70
		11/03/98	01	13:21 0001 1784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507692
IDENTIF. ↑ REFERENCE

98 NOV -3 PM 1:21

ILL GARNETT REGISTER
DAVIDSON COUNTY, TN

No. 1366930