Box 2

BOOK 11212 PAGE 703

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF November 19 98

Notary Public

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

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. 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
Tuat Nguyen (NAME)	FT Mortgage Companies dba First (NAME)	MAP 133-16
4887 Shasta Drive (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 186
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (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, Norman L. Piper, Executor of The Estate of Dorothy Louise Piper, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tuat Nguyen and Hoang Oanh Nguyen, as joint tenants with the right of survivorship

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:

The following described tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 49 on the Plan of Welch Meadows, Section Two as of record in Book 3700, page 60, Register's Office for said County.

Said Lot No. 49 fronts 85 feet on the westerly margin of Shasta Drive, and extends back 129.48 feet on the southerly line and 129.46 feet on the northerly line, to a dead line in the rear on which it measures 85 feet.

Being the same property conveyed to Dorothy L. Nunley by deed from Lester H. Greer and wife, Jance C. Greer of record in Book 6118, page 944, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 7139, page 483, said Register's Office, James Oakley Nunley conveyed any interest he may have in subject property to Dorothy Baker Nunley. By quitclaim deed of record in Book 8287, page 774, said Register's Office, Dorothy Baker Piper, formerly Dorothy Baker Nunley conveyed all her right, title and interest in subject property to William Lee Piper and wife, Dorothy Baker Piper. The said William Lee Piper and wife, Dorothy Baker Piper having since died. The said William Lee Piper having predeceased Dorothy Louise Piper. The property was devised to all the heirs at law of Dorothy Louise Piper, as set out in Last Will and Testament of Dorothy Louise Piper of record in Will Book 220, page 186, No. 98P-607, Probate Court for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 3700, page 60; restrictions of record in Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 4887 Shasta Drive, Nashville, Tennessee 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 my hand this 16th day of November 19 98

Norman L. Piper, Executor of the
Dorothy Louise Piper, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11212 PAGE 704

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norman L. Piper, Executor of the Estate of Dorothy Louise Piper, deceased

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 Brentwood, Tennessee, this 16th day of November 19 98.

Commission expires 3-27-99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires March 27, 1999

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

LEGAL DESCRIPTION CONTINUATION

4004, page 340 and Easement of record in Book 4097, page 504; all of record in the Register's Office for Davidson County, Tennessee.

9438 11/19 0101 03CHECK 352.14

WARRANTY DEED

FROM

Norman L. Piper, Executor of the

TO

Tuat Nguyen and wife, Hoang Oanh Nguyen

RETURN TO:

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

98 NOV 19 PM 1:54
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05114809

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11212 PAGE 705

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 92200.00
CON TX 341.14
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 352.14
CHECK 352.14

11/19/98 01 13:56 0001 9438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0514809
IDENTIF. ↑ REFERENCE

98 NOV 19 PM 1:54

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1374501