WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER. FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lam Gia Nguyen (NAME)	First American National Bank (NAME)	MAP 95-2
2252 Craigmeade Circle (ADDRESS)	First American Center (ADDRESS)	PARCEL 147
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, Tn 37237 (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, Gerald S. Kirkpatrick and wife, Mary Evelyn Kirkpatrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lam Gia Nguyen and wife, Que Thi Nguyen

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 25 on the Plan of Craigmeade Subdivision Section One as of record in Book 2900, Page 121 Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 107.5 feet on the northerly side of Craigmeade Circle and runs back 285 feet on the westerly side and 339 feet on the easterly side to a line at the rear measuring 181.9 feet thereon. Said rear line being the southerly margin of Lebanon Road.

BEING the same property conveyed to Gerald S. Kirkpatrick and wife, Mary Evelyn Kirkpatrick by Warranty Deed from Joan O' Leary, a widow which deed is of record in Book 9747, Page 642, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF CRAIGMEADE SUBDIVISION, SECTION ONE, OF RECORD IN BOOK 2900, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

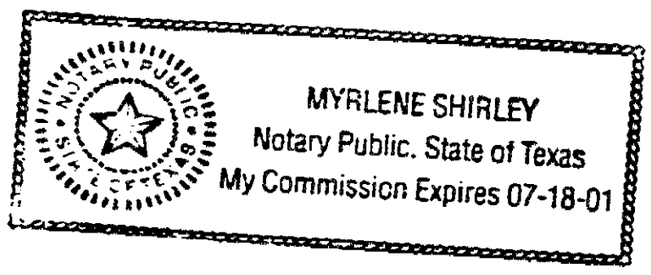
unimproved ( )
This is improved (X) property, known as 2252 Craigmeade Circle, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19th day of February 19 99

/ Gerald S. Kirkpatrick
Gerald S. Kirkpatrick

/ Mary Evelyn Kirkpatrick
Mary Evelyn Kirkpatrick



STATE OF ~~TENNESSEE~~x TEXAS
COUNTY OF ~~XXXXXXXX~~ Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald S. Kirkpatrick and wife, Mary Evelyn Kirkpatrick

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Maryville~~ Ft. Worth Texas ~~Tennessee~~, this 19th day of February 19 99.

Commission expires ~~March 23, 2002~~ 7/18/2001

Myrlene Shirley
Notary Public

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

BOOK 11352 PG. 334

0552264

IDENTIF. & REFERENCE

99 FEB 24 AM 8:39

REGISTER
COUNTY, TN.

05'ZTS RECORDED TOTO 02/20 9TE6

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11352 PG. 335

0552264

IDENTIF. & REFERENCE

99FEB 24 AM 8:39

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			137000.00
		CON TX	506.90
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	517.90
		CHECK	517.90
02/24/99	01	08:37 0001	9314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428526