WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 12-11-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thuong ~~THONG~~ NGUYEN	New Owner	MAP 176-05-0-A
(NAME)	(NAME)	
5365 Sunnyvale Drive		PARCEL 064CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		FB #02D-77707
(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, RANDY O. HANSON AND WIFE, CHARLOTTE HANSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THUONG 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:

LAND in Davidson County, Tennessee, being Lot No. 307 on the Plan of Hickory Woods Estates, Section C, a Planned Unit Development, as of record in Book 6900, Pages 885, 886 and 887, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Randy O. Hanson and wife, Lisa P. Hanson, by Deed from Holigan Family Investments, Inc., a Texas corporation, of record in Book 10168, Page 739, Register's Office for Davidson County, Tennessee. The said Lisa P. Hanson having since died. The said Randy O. Hanson having having since remarried.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Hickory Woods, of record in Book 7823, Page 857, Book 7857, Page 94, and rerecorded in Book 7876, Page 75, corrected in Book 9616, Page 470, Book 9616, Page 477, amended and restates in Book 9678, Page 187, and further amended in Book 9764, Page 44, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 5365 Sunnyvale Drive, Antioch, TN 37013
(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 26th day of February 1999

RANDY O. HANSON

CHARLOTTE HANSON

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RANDY O. HANSON AND WIFE, CHARLOTTE HANSON

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 _____, Tennessee, this 26th day of February 1999.

Commission expires 7-24-99

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Charlotte Hanson, spouse of the above named Randy O. Hanson, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

0555056
INSTRUMENT # REFERENCE
99 MAR -2 PM 2:01
REGISTER
COUNTY, TN.
2236 03/02 0101 03CHECK 501.25
MAIL ENV.

DCTN01WC

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 11362 PG. 865

0555056

IDENTIFICATION REFERENCE

99 MAR -2 PM 2:02

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT 132500.00
CON TX 490.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 501.25
CHECK 501.25

03/02/99 01 14:00 0001 2236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431424