BOOK 11390 PG. 107 Box 2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 99

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

My Commission Expires March 27, 1999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TUAN K. NGUYEN	FT MORTGAGE COMPANIES D/B/A	90-16-166
(NAME)	SUNBELT NATIONAL (NAME) MORTGAGE	
538 RIVER ROUGE DRIVE	2974 LBJ FREEWAY, SUITE 200	08DA-33239
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	DALLAS, TX 75234	
(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, JOE CRIPPS AND WIFE, BOBBIE CRIPPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TUAN K. NGUYEN AND WIFE, MAI THU 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. 662, on the Plan of CHARLOTTE PARK, SECTION XI, of record in Book 2900, pages 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description. 0382 03/18 0101 03CHECK 373.60

BEING the same property conveyed to JOE CRIPPS, but the Grantors herein expressly reserve a life estate in the devised property, by deed from J. B. Cripps and Flossie Cripps, of record in Book 7037, page 736, Register's Office for DAVIDSON County, Tennessee. THE said J. B. CRIPPS and FLOSSIE CRIPPS are now deceased.

BOBBIE CRIPPS, wife of JOE CRIPPS, joins in to convey any interest she may have by reason of her marital status in subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

99 MAR 18 AM 10:59
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

IDENTIFICATION REFERENCE 056280

unimproved ( )
This is improved (X) property, known as 538 RIVER ROUGE DRIVE, NASHVILLE, TN 37209
(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 12th day of March 19 99

Joe Cripps
JOE CRIPPS

Bobbie Cripps
BOBBIE CRIPPS

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 JOE CRIPPS AND WIFE, BOBBIE CRIPPS

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 NASHVILLE, Tennessee, this 12th day of March 19 98

Commission expires May 27, 2001

I. DYKE TATUM
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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11390 PG. 109

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

0562804
IDENTIF. # REFERENCE

99 MAR 18 AM 11:00
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

CAMT	98000.00
CON TX	362.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	373.60
CHECK	373.60

03/18/99 01 10:59 0001 0382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439496