WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 99

_____
Notary Public

MY COMMISSION EXPIRES January 29, 2000
(AFFIX SEAL)

BOOK 11458 PG. 703

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Son T. Nguyen (NAME)	FT Mortgage Companies d/b/a (NAME)	147-05-043
4813 Danby Drive (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75234 (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, Tri-Con Lightweight Floors, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Son T. Nguyen and Hung T. Tran, husband and wife,

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, TN, being Lot No. 229 on the Plan of Revised Caldwell Hall, Section I, of record in Book 2900, Page 57, 58 & 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tri-Con Lightweight Floors, Inc. by deed from Jeffrey R. Morgan and wife, Sharon L. Morgan and Austin L. Morgan and wife, Florence M. Morgan of record in Book 10305, Page 776, Register's Office for Davidson County, TN.

Subject to Restrictive Covenants in Book 2929, Page 117, amended in Book 2997, Page 93; and all matters shown on the plan of record.

0581669

IDENTIFICATION REFERENCE

99 MAY -3 PM 2:01

REGISTER DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 4813 Danby Drive, Nashville, TN 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 28th day of April, 19 99

Tri-Con Lightweight Floors, Inc.
By: _____
Austin L. Morgan, President

BOOK 11458 PG. 704

ACKNOWLEDGMENT

STATE OF INDIANA
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Austin L. Morgan, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Tri-Con Lightweight Floors, Inc. and he is authorized by Tri-Con Lightweight Floors, Inc. to execute this instrument on behalf of Tri-Con Lightweight Floors, Inc.

Witness my hand and official seal at Arcadia, Indiana, this 28th day of April, 1999.

Debra E. Thompson
Notary Public

My commission expires: 5-24-99

05-015 RECORD FOR 00/00 15:00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11458 PG. 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	CFEE	- COMPUTER FEE	PRFEE - PROBATE FEE

05816669

DEED BOOK / REFERENCE

99 MAY -3 PM 2:02

CASH

	135000.00
CON TX	499.50
PRFEE	1.00
MSEED	8.00
CFEE	2.00
TOTAL	510.50
CHECK	510.50

05/03/99 08 -14:05 0001 0451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455145