OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 3103118

BOOK 11512 PG. 72

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~28th~~ DAY OF ~~May~~ June, 19 99.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dung H. Bui and wife (NAME)	Countrywide Home Loans, Inc. (NAME)	102-7-53
6633 Beacon Ln. (ADDRESS)	P. O. Box 10266 (ADDRESS)	8DZ-08778
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410-0266 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 119,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Ernest W. Heard, Jr. and wife, Swan Choo Heard

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dung H. Bui and wife, Tu T. Huynh

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 95** on the plan of **Charlotte Park, Sec. 26**, as of record at **Plat Book 3700, page 91**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **4587** , page **660** , said Register's Office.

This conveyance is subject to current year's property taxes, whi been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

1. 1999 property taxes are a lien against the property as of 01-01-99 but are not due and payable until 10-01-99. 1998 property taxes in the amount of $1,085.44, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 102-7-53; Field Book Number: 8DZ-08778; at the street address of 6633 Beacon Ln., Nashville, TN 37209.

2. Restrictive Covenants of record at Book 4065, page 67, said Register's Office.

3. Setback lines, easements, notes, and/or other limitations as shown on said plan at Plat Book 3700, page 91, said Register's Office.

EK $94

5348 06/04 0101 03CHECK 451.30

PICK-UP

05957411
IDENTIFICATION REFERENCE

99 JUN -4 AM 11:07

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

unimproved (=)
This is improved (x) property, known as 6633 Beacon Ln., Nashville, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 03rd day of JUNE, 19 99.

Ernest W. Heard, Jr.
Ernest W. Heard, Jr.

Swan Choo Heard
Swan Choo Heard

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ernest W. Heard, Jr. and wife, Swan Choo Heard, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 3rd day of JUNE, 19 99.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11512 PG. 74

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

0595741

IDENTIFICATION REFERENCE

99 JUN -4 AM 11:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	119000.00
CON TX	440.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	451.30
CHECK	451.30

06/04/99 01 11:10 0001 5348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469855