Box 43

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti, Bennett & McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

BOOK 11544 PAGE 253

99 JUN 25 PM 3:53

IDENTIF. & REFERENCE

00042295

Name and Address of Property Owner:

Can Nguyen and Le H. Nguyen
804 Nashua Court
Nashville, TN 37209

Send Tax Bills to:

F T Mortgage Companies
P O Box 786139
Dallas, TX 75378

Property Address:

804 Nashua Court
Nashville, TN 37209

Map/Parcel #:

91-5-272 / 08DA62256

WARRANTY DEED

THIS INDENTURE is made and entered into this 18**th** day of **June, 1999** between **THE MARCHETTI COMPANY, a Tennessee Corporation**, GRANTOR, and **Can Nguyen, an unmarried man and Le H. Nguyen, an unmarried man,** GRANTEES.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying City of **NASHVILLE**, county of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Brookewood, Phase Two, of record in Book 8250, Page 877, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to The Marchetti Company, a Tennessee Corporation by Quitclaim Deed of record in Book 11381, Page 10, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEES, GRANTEES' heirs, successors and assigns forever. The GRANTOR does convenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

THE MARCHETTI COMPANY

By: Michael V. Marchetti, President
(Signature of Seller)

4547 06/25 0101 03CHECK 353.99

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid, personally appeared **Michael V. Marchetti**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **THE MARCHETTI COMPANY**, a Tennessee Corporation, and in my presence affixed his signature to the within instrument, further acknowledging that he did so in his capacity as such officer of said corporation, for the purpose of binding the corporation thereto, for the purposes therein contained, having been fully authorized so to do.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of June, 1999.

Notary Public

My Commission Expires ~~My Commission Expires~~ JAN. 25, 2003

NOTARY PUBLIC AT LARGE

AFFIDAVIT OF VALUE

BOOK 11544 PAGE 254

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$92,700.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of June, 1999.

Notary Public

My Commission Expires: 1/27/01

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 11544 PAGE 255

060429S

IDENTIFICATION REFERENCE

99 JUN 25 PM 3:53

CAMT	92700.00
CON TX	342.99
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	353.99
CHECK	353.99

06/25/99 01 15:58 0001 4547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483040