Box 52

WARRANTY DEED

BOOK 11646 PAGE 316

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 03-03-02
(AFFIX SEAL)

SHARON E. CIVINSKI NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dien T. Duong	FT Mortgage Companies d/b/a	148-10-148
(NAME)	(NAME)	
132 Anton Drive	2974 LBJ Freeway, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Dallas, Texas 752234	
(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, The Regency Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dien T. Duong and wife, Hue N. Le

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. 6 on the First Revision, Final Subdivision Plat of Anton Place, of record in Book 9700, page 376, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Regency Group, LLC by deed from Mary Anton of record in Book 9799, page 159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

99 SEP -2 AM 9:17
PAUL BRUCE REGISTER
DAVIDSON COUNTY, TN.

063 1532
RECEIVED FOR REFERENCE

unimproved ( )
This is improved (X) property, known as 132 Anton Drive, Nashville, Tennessee 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 30th day of August 19 99

The Regency Group, LLC

By:

02 AUG 01 01 CHECK 513.63

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned _____ a Notary Public within and for the State and County aforesaid, personally appeared Donna J. Phillips _____ and _____ with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself to be the Secretary _____ and _____ respectively of the The Regency Group, LLC, the within named bargainor, and corporation, and that She as such Secretary _____ 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 Donna J. Phillips as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 30th day of August 1999.

My commission expires 03-03-02

SHARON E. CIVINSKI NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sharon E. Civinski
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11646 PAGE 318

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

063/532

IDENTIFICATION REFERENCE

99SEP-2 AM 9:17

REGISTER
DAVIDSON COUNTY, TN.

CAMT

135900.00

CO/V TX 502.83
PRFEE 1.00
MTEED 8.00
CFEE 2.00
TOTAL 513.83
CHECK 513.83

08/02/99 01 09:17 0001 3850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511892