PREPARED BY (AND RETURN TO):

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Instr:200003270030330 Page: 1 OF 2
REC'D FOR REC 03/27/2000 9:38:36AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $438.45

W & I Ref: (st) Title No: 41516
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phuong Thi Ngoc Nguyen Giap Van Nguyen Vong Thi Mai 477 Annex Avenue Nashville, TN 37209	Guaranty Trust P. O. Box 1218 Murfreesboro, TN 37129

TAX MAP-PARCEL NUMBERS: 090-15-060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 118,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lillian Naomi Perry, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phuong Thi Ngoc Nguyen, a one-half undivided interest, Giap Van Nguyen, and spouse Vong Thi Mai, a one-half undivided interest as tenants by the entireties; the respective one-half interests as to each other to be held in joint tenancy, with rights of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennesse, being Lot No. 278 on the map of Charlotte Park, Section 6 of record in Plat Book 2900, Pages 7 & 8, Registers Office for said County.

SAID Lot No. 278 fronts 74 feet on the Northwesterly margin of Annex Avenue and extends back between parallel lines 150 feet to a dead line in the rear.

BEING the same property conveyed to William Ray Perry and wife, Lillian Naomi Perry by deed from Philip N. Brownstein, of Washington, D.C., as Federal Housing Commissioner of record in Book 3854, Page 355, Registers Office for said county. The said William Ray Perry has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900, Page 7 & 8, said Register's Office, which Plan shows a 40 foot minimum building setback line from Annex Avenue and 10 foot foot easement for public utility purposes along the rear line(s), and a TVA right of way across the rear portion of said lot.

This is improved property, known as: 477 Annex Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

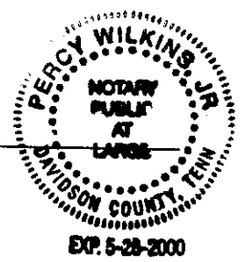
WITNESS THE EXECUTION HEREOF this 23rd day of March, 2000.

Lillian Naomi Perry

Lillian Naomi Perry

State of Tennessee
County of Davidson

On this 23rd day of March, 2000, before me the undersigned authority, personally appeared **Lillian Naomi Perry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 118,500.00

Affiant

Sworn and subscribed before me on the 23rd day of March, 2000.

My Commission Expires: 

Notary Public