Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/00 12:18 2pgs
Fees:11.00 Taxes:296.00

20001120-0114503

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF November, 2000

Notary Public

MY COMMISSION EXPIRES 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim-Oanh T. Dang	1st Trust Bank for Savings	MAP 133-6
(NAME)	(NAME)	
303 Wheeler Avenue	P.O. Box 17257	PARCEL 162
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38187-0257	6DA56370
(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, Emily Christine McKinney Nix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kim-Oanh T. Dang and husband, Cuong Van Luong

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 Nos. 8, 9, 10, 11 on the Map of J. G. Grissim's Wheeler Avenue Addition, not of record, described acccording to a survey made by T. R. Sanford, dated December 7, 1964, as follows:

Beginning on the southerly margin of Wheeler Avenue at a point 364.1 feet east of the easterly margin of Nolensville Road, being the corner of Lot Nos. 7 and 8; thence with the line between said two lots, southwardly 195.4 feet; thence eastwardly 100 feet to the southwest corner of the property conveyed to R. H. Eaton and wife, by deed from Eva P. Sain, of record in Book 1759, page 183, Register's Office for said County; thence with said Eaton's westerly line northwardly 194.1 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, westwardly 100 feet to the beginning.

Being the same property conveyed to Emily Christine McKinney by deed from Jesse H. Goodwind and wife, Betty Sue Goodwin of record in Book 8131, page 545, Register's Office for Davidson County, TN. The said Emily Christine McKinney having since married and now being Emily Christine McKinney Nix.

James Nix joins in this conveyance to convey any interest he may have as the husband of Emily Christine McKinney Nix.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 303 Wheeler Avenue, 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 17th day of November, 2000

Emily Christine McKinney Nix

Emily Christine McKinney Nix

James Nix

James Nix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Christine McKinney Nix and James Nix

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t~~s~~he y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2000.

Commission expires 11/24/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public