| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| David A. Rushing, etux | Dobson & Johnson, Inc. | 147-2 |
| (NAME) | (NAME) | |
| 428 Coventry Drive | One Commerce Place-1800 | 114 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37211 | Nashville, Tennessee 37239 | 6DU-27040 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note to Dobson & Johnson, Inc., in the original amount of $31,500.00, secured by a Deed of Trust of record in Book 5231, page 626 Register's Office for Davidson County, Tennessee.

We, Minh Quang Nguyen and wife, Thuan Thanh Thi Pham

have bargained and sold, and by these presents do transfer and convey unto the said David A. Rushing and wife, Sandra G. Rushing

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No.160 on the Plan of Abbay Hall, Section II, as of record in Book 2331, page 38, Register's Office for said County.

SAID Lot No.160 fronts 92 feet on the northerly side of Coventry Drive and runs back between lines 278 feet on the westerly line and 303 feet on the easterly line to a dead line in the rear measuring 96 feet thereon.

BEING the same property conveyed to Minh Quang Nguyen and wife, Thuan Thanh Thi Pham, by deed from Charles J. Farris, Jr. and Frances F.Farris, of record in Book 5231, page 624, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including:

Restrictive Covenants contained in an instrument of record in Book 2438, page 108, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 2331, page 38, said Register's Office shows an owner's certificate, an 80-foot minimum setback line from Coventry Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

unimproved ( )
This is improved (X) property, known as 428 Coventry Drive (House Number) (Street)
Nashville, Tennessee 37211
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 27th day of June, 19 79.

X Minh Quang Nguyen X Thuan Thanh T Pham

Minh Quang Nguyen Thuan Thanh Thi Pham

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5463 PAGE 844

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Minh Quang Nguyen and wife, Thuan Thanh Thi Pham

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 27th day of June, 1979.

My commission expires Oct. 22, 1980 Notary Public David A. Rushing

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 48,334.42 This is equal to or greater than the property would bring at a fair and voluntary sale.

x David A. Rushing

Sworn to and subscribed before me this 27th day of June, 1979.

My commission expires 8-26-80 Notary Public _____

This instrument was prepared by:

| Name | Address |
|---|---|
| DOBSON & JOHNSON, INC. | Suite 1800, One Commerce Place Nashville, Tennessee 37239 |

5751 WARRANTY DEED

FROM Minh Quang Nguyen, etux

TO David A. Rushing, etux

F 39566

IDENTIF. REFERENCE

JUL 12 9 56 AM '79

FELIX Z. ROBSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5463 PAGE 845

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 46334.42- CO | |
| | | | 125.53 CO TX | |
| | | | .50 PRFE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 132.03- |
| 5751 | 07/12/79 | | BAL | .0 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 39566

IDENTIF. REFERENCE

JUL 12 9 56 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 696498