| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| PHUONG T. HUYNH CONG H. HUYNH (NAME) | Commerce Union Bank (NAME) | 120-5-102 |
| 517 Glengarry Drive (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED**

BOOK 5561 PAGE 527

For and in consideration of the sum of TEN ($10.00) ---------- DOLLARS

and other good and valuable consideration, we,

CECIL E. RAILEY, JR., and wife, JUDY L. RAILEY

have bargained and sold, and by these presents do transfer and convey unto the said PHUONG T. HUYNH and CONG H. HUYNH

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

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Glengarry Park, Section 1, as of record in Book 2663, page 72, Register's Office for said County.

Said Lot No. 112 fronts 83 feet on the northwesterly margin of Glengarry Drive and runs back 257 feet on the northwesterly line and 270.3 feet on the southwesterly line to a dead line in the rear, which is a broken line, measuring 150.4 feet.

Being all of the same property conveyed to Cecil E. Railey, Jr., and wife, Judy L. Railey, by deed from Maurice E. Evans and wife, Edna J. Evans of record in Book 5208, page 988, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $34,000.00 secured and evidenced by Deed of Trust of record in Book 5208, page 988, Register's Office for said County, in favor of Commerce Union Bank and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

Subject to restrictive covenants of record in Book 2805, page 226, Register's Office for Davidson County, Tennessee, and to setback lines and easements as shown of the recorded plan.

The Grantees further hereby assume the obligations of Cecil E. Railey, Jr., and wife Judy L. Railey under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved ( )
This is improved (X) property, known as 517 Glengarry Drive (House Number) (Street)
Nashville, Tennessee (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 29th day of January 19 80.

Cecil E. Railey, Jr.
CECIL E. RAILEY, JR.

Judy L. Railey
JUDY L. RAILEY

BOOK 5561 PAGE 528

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 CECIL E. RAILEY, JR., and wife, JUDY L. RAILEY

the bargainor S, 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, Tennessee this 29th day of January, 1980.

My commission expires 1-19-81 Notary Public

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

My Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,413.42
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 29th day of January, 1980.

My commission expires 1-19-80 Notary Public

This instrument was prepared by:

| Name | Address |
|---|---|
| Marbut Glenn Gaston, Jr., Attorney | 2211 Crestmoor Road, Nashville, TN 37215 |

316 WARRANTY DEED 01/31 134.94- CHECK

FROM CECIL E. RAILEY, JR., et ux

TO JUDY L. RAILEY

PHUONG T. HUYNH and CONG H. HUYNH

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

JAN 31 12 24 PM '80

IDENTIF. REFERENCE

RUSH

7 4 5 7 4

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

RECEIVED OF _____

FOR _____

BOOK 5561 PAGE 529

| | | |
|---|---|---|
| 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 | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

49413.42- CO
128.44 CO TX
.50 PRFEE
6.00 WDEED
CHECK 134.94-
0316A01/31/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F74574

IDENTIF. REFERENCE

JAN 31 12 24 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No: 739720