Instrument Prepared By:

Kelley, Herbert & Crawford
[illegible] Tower [illegible]

BOOK 5632 PAGE 731

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-4-5	Tran, Phung Duy et al	First American National Bank c/o Guaranty Mtge. Co. Div. P. O. Box 786 Brentwood, TN. 37027
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 33702
8DA-32908	523 Starliner Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

WALTER E. SULLIVAN and wife, GERALDINE B. SULLIVAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TRAN, CHAU DUY AND TRAN, PHUNG DUY AND PHAM, QUYEN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1036 on the Plan of Charlotte Park Subdivision, Section 13, as of record in Book 2900, page 143, described as follows:

BEGINNING at a point in the southwesterly margin of Starliner Drive, the common front corner of Lots Nos. 1036 and 1037, and running thence 125.0 feet in a southwesterly direction along the common line between said lots to a point; thence 131.18 feet in a northwestwardly direction along the common line between Lots Nos. 1036 and 1035 to a point in the southeasterly margin of Starliner Court; thence 102 feet in a northeastwardly direction along said margin of said Court to a poin, the beginning of a curve; thence 39.3 feet in an eastwardly direction around said curve to a point in the southwesterly margin of Starliner Drive; thence 107.0 feet in a southeastwardly direction along said margin of said Drive to the point of beginning.

Being the same property conveyed to Walter E. Sullivan and wife, Geraldine B. Sullivan, by deed from Joseph A. McCaffrey and wife, Rosemary McCaffrey, as of record in Book 4342, page 670.

This conveyance is made subject to restrictions of record in Book 3185, page 544.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1980 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31 day of July, 1980.

Walter E. Sullivan

Geraldine B. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5632 PAGE 732

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Walter E. Sullivan and wife, Geraldine B. Sullivan

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, the 31 day of July, 19 80.

Notary Public

My commission expires: 4/18/82

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____
this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 56,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 19 80

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
WALTER E. SULLIVAN AND WIFE

TO
TRAN, CHAU DUY, ET AL

G 00642

IDENTIF. REFERENCE

AUG 4 1 42 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5632 PAGE 733

RECEIVED OF _____

FOR _____

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
			56000.00-	CO
			145.60	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	152.10-
3468A08/04/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

600642

IDENTIF. REFERENCE

AUG 4 | 42 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 771630