# WARRANTY DEED

BOOK 5643 PAGE 175

**(CORPORATE FORM)**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nick F. Perez and wife Dolly A. (NAME) | Commerce Union Bank, (NAME) | 116-9-85 |
| 5947 Post Road (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2546 (STREET ADDRESS) | |
| Nashville TN (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Eighty Thousand ($80,000.00) ---------- *Dollars,*

Buyer to assume loan from Commerce Union Bank, with an unpaid principal balance of approximately $35,000.00 recorded in Book 4846, Page 568, and will borrow from Seller $30,000.00, as evidenced by Buyer's Promissory Note to Sellers, to be secured by the property and paid over 30 years in equal monthly installments of $257.75; balance to be paid in cash at closing.

Tae Whae Haw and wife Jin Kyung Haw *has bargained and sold, and does hereby transfer and convey unto the said* Nick F. Perez and wife Dolly A. *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Lot No. 392 Hillwood Estates, Sec. 15, as of record in Book 2900, Page 117, R.O.D.C. Said Lot No. 392 fronts 162 feet on the easterly side of Post Road and extends back 230.13 feet on the northerly line and 228.73 feet on the southerly line, to the right of way of N.C. of St. L. Railroad, on which it measures 160 feet.

Being the same property conveyed to Tae Whae Haw and wife, Jin Kyung Has, by deed from Frank C. Gellert and wife, Blanche L. Gellert, of record in Book 4846, Page 568, R.O.D.C.

It is understood and agreed that his conveyance is made subject to restrictive covenants of record in Book 3370, Page 287, R.O.D.C.

This conveyance is made subject to that certain Deed of Trust executed by Tae Whae Haw and wife, Jin Kyung Haw, to J. G. Palmer, Trustee of record in Book 4846, Page 568, Register's Office for Davidson County to secure to Commerce Union Bank a note in the principal amount of $36,800.00.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 25th day of August 25 19 80.

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved ( X ) property, known as 5947 (House Number) Post Road (Street), Nashville (P. O. Address:), Tennessee (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Tae Whae Haw and wife Jin Kyung Haw and their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.,* except for 1980 real property taxes, a lien not yet due and payable, and except as noted above.

*Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said* Nick F. Perez and wife Dolly A and their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* their *hand* s *this* 25th *day of* August, *19* 80, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tae Whae Haw

Jin Kyung Haw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Roland M. Lowell, a Notary Public of the State and County aforesaid, personally appeared Tae Whae Haw and wife, Jin Kyung Haw, with whom I am personally acquainted, and who, upon oath, acknowledged themself to be the same, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~xxxxxxxxxxxxxxxx~~.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of August, 19 80.

Roland M. Lowell Notary Public

Commission expires 1-15-83

G 0 4 6 7 6

IDENTIF. REFERENCE

AUG 27 3 08 PM '80

FELIX D. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM
Tae Whae Haw, et ux

TO
Nick F. Perex, ET ux

THIS INSTRUMENT PREPARED BY:
Roland M. Lowell
618 United American Bank Bldg
Nashville, Tenn. 37219

Compliments of
**Guaranty Title**
Office of
**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

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

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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 |
|---|---|---|---|---|
| | | | 80000.00- CO | |
| | | | 208.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 214.50- | |
| | | | 8443A08/27/80 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G04676

T
IDENTIF. REFERENCE

AUG 27 3 08 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 776429