# WARRANTY DEED

BOOK 5664 PAGE 781

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,878.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCT. 1980

Notary Public

MY COMMISSION EXPIRES: 11-25-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| NGUYEN, NGOC-DUNG THI (NAME) | MERCANTILE MORTGAGE COMPANY (NAME) | 8DA 47455 |
| 103 RURAL AVENUE (STREET ADDRESS OR ROUTE NUMBER) | P.O. BOX 14569 (STREET ADDRESS) | 103 6 |
| NASHVILLE, TN. (CITY) (STATE) (P. O. ZIP) | ST. LOUIS, MISSOURI 63178 (CITY) (STATE) (ZIP) | fav. 47 sc |

FOR AND IN 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, KENNETH R. SIPSY, SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NGUYEN, NGOC-DUNG THI

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:

BEING LOT NO. 28 ON THE REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, AS OF RECORD IN BOOK 2330, PAGE 95.

SAID LOT NO. 28 FRONTS 58 FEET ON THE SOUTHERLY SIDE OF RURAL AVENUE AND RUNS BACK 109.6 FEET ON THE EASTERLY LINE AND 126.7 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 68 FEET.

BEING THE SAME PROPERTY CONVEYED TO KENNETH R. SIPSY AND WIFE, DONNA SIPSY BY DEED FROM HARRY CLAY WHEAT AND WIFE, PEGGY B. WHEAT, OF RECORD IN BOOK 5449, PAGE 473, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THEY HAVING SINCE DIVORCED AND KANNETH RAY SIPSY HAVING RECIEVED TITLE BY FINAL DECREE AS OF RECORD IN MINUTE 120A, PAGE 517 OF THE SECOND CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

FOR THE PURPOSES OF THIS INSTRUMENT KENNETH R. SIPSY AND KENNETH RAY SIPSY ARE ONE AND THE SAME PERSON.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5449, PAGE 476, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 103 RURAL AVE., NASHVILLE, TN.
(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 14th day of OCTOBER, 19 80

Kenneth R. Sipsy
KENNETH R. SIPSY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5664 PAGE 782

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KENNETH R. SIPSY

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

Witness my hand and official seal at NASHVILLE, TN. this 13th day of OCTOBER, 1980

Commission Expires 11-12-80

Notary Public.

STATE OF
County

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 { his oath / their several oaths } { acknowledged } { himself / themselves } { to be the and respectively of the the within named bargainor, a corporation, and that { he / they } { 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 official seal at office at on this the day of , 19

My commission expires Notary Public

8364 10/15 118.04- CHECK

G. I. 2609

IDENTIF. REFERENCE

OCT 15 12 22 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Mail to:
William G. Traber
P. O. Box 140955
Nashville, Tenn. 37214

WARRANTY DEED

FROM
KENNETH R. SIPSY

TO
NGUYEN, NGOC-DUNG THI

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____ BOOK 5664 PAGE 783

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

42878.62- CO
111.54 CO TX
.50 PRFEE
6.00 WDEED
CHECK 118.04-
8364A10/15/80 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G1.2609

IDENTIF. REFERENCE

Oct 15 12 22 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 786018