FORM NO. WD-1

G 92988

BOOK 5890 PAGE 515

IDENTIF. REFERENCE

MAY 26 10 04 AM '82

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,833.76

x Philip Michael McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 1982.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2033 Richard Jones Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Michael McAlister etux	Bankers Mortgage Corporation	102-4
(NAME)	(NAME)	
523 Starliner Drive	P. O. Drawer F-20	5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Florence, South Carolina 29503	8DA-32908
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, Chau Duy Tran and wife, Chau Dong Tran,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip Michael McAlister and wife, Ann Arbuckle McAlister,

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:

LAND in Davidson County, Tennessee, being Lot No. 1036 on the plan of Charlotte Park, Section 13, of record in Book 2900, pages 142 and 143, Register's Office for said County.

SAID Lot No. 1036, which is a corner lot, fronts 102.0 feet on the southeasterly margin of Starliner Court and fronts 107.0 feet on the southwesterly margin of Starliner Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 125.0 feet on the southeasterly line and 131.8 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Chau Duy Tran, by Quitclaim Deed from Phung Duy Tran and Quyen Pham, of record in Book 5889, page 324, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3185, page 544, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to First American National Bank of Nashville, of record in Book 5632, page 734, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This is ~~improved~~ unimproved (~~XX~~) property, known as 523 Starliner Drive, Nashville, Tennessee 37209
(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 25th day of May, 1982

TRAN DONG CHAU

CHAU DUY TRAN
Chau Duy Tran

CHAU DONG TRAN
Chau Dong Tran

STATE OF TENNESSEE
Davidson County

BOOK 5890 PAGE 516

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chau Duy Tran, and wife Chau Dong Tran

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, Tennessee, this 25th day of May, 19 82.

Commission expires 11-17-84

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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

WARRANTY DEED

FROM

CHAU DUY TRAN ET UX

TO

PHILLIP MICHAEL McALISTER ET UX

WILKINS & ADAMS
ATTORNEYS AT LAW
2033 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

dp

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

RECEIVED OF _____

FOR BOOK 5890 PAGE 517

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
			61833.76- CO	
			160.68 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	167.18-
9301	A	05/26/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9.2988

IDENTIF. T REFERENCE

MAY 26 10 04 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 883173