OFFICIAL RECEIPT

BOOK 6131 PAGE 317

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76449.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 19 83

Notary Public

MY COMMISSION EXPIRES 11-28-83

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sanh Huu Huynh et ux (NAME)	The Richard Gill Company (NAME)	2D-62814
641 Lake Terrace Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 758 (STREET ADDRESS)	136-14
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	San Antonio, Texas 78293 (CITY) (STATE) (ZIP)	Par: 61

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, Charles S. Wells, III and Charles S. Wells, Jr. and wife, John Elizabeth C. Wells HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sanh Huu Huynh and wife, Ho Quo Ngo Huynh

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. 139 on the Plan of Castlegate, Section 1, of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to the Grantors herein by deed from Charles S.Wells, Jr. and wife, John Elizabeth C. Wells, of record in Book 6016, Page 238, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and Restrictions of record in Book 4649, Page 295, said Register's Office.

John Elizabeth C. Wells, wife of Charles S. Wells, Jr., joins in this conveyance for the purpose of conveying any right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6016, Page 241, said Register's Office, payable according to the terms and conditions therein. Escrow account and insurance to be transferred to Grantees.

unimproved ( )
This is improved (XX) property, known as 641 Lake Terrace Drive Nashville, TN 37217
(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 our hands this 27th day of August, 19 83

x Charles S. Wells, Jr.

x Charles S. Wells, III

x John Elizabeth C. Wells

OFFICIAL RECEIPT

STATE OF TENNESSEE }
Davidson County }

BOOK 6131 PAGE 318

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Wells, III and Charles S. Wells, Jr. and wife, John Elizabeth C. Wells

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 27th day of August, 1983.

Commission expires 11-9-83

Notary Public

STATE OF TENNESSEE }

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 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
Charles S. Wells, Jr. et ux
John Elizabeth C. Wells
and Charles S. Wells, III

TO
Sanh Huu Huynh et ux Ho Quo Ngo

H 7 1 7 6 6

IDENTIF. REFERENCE

SEP 6 2 45 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

09/06 $205.14 CHECK

5226

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6131 PAGE 319

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

76440.67- CO
198.64 CO TX
.50 PRFEE
6.00 WDEED
CHECK 205.14-
5226A09/06/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.1.7.6.6

T
IDENTIF. REFERENCE

Sep 6 2 45 PM '83

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 976588