Feb 14

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Sanh Huu Huynh and wife, (NAME) | Citizens and Southern Mortgage Company (NAME) | 146-6-18 |
| 4917 Franklin Rd. (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 656 (STREET ADDRESS) | OH-03100 |
| Nashville, TN. 37220 (CITY) (STATE) (ZIP CODE) | Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED**

For and in consideration of the sum of TWO HUNDRED ONE THOUSAND AND NO/100---------- DOLLARS

cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged,

BOOK 6579 PG 491

WE, Ronald P. LuBovich and wife, Nancy LuBovich, the grantors

have bargained and sold, and by these presents do transfer and convey unto the said Sanh Huu Huynh and wife, Ho Ouy Ngo

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Being Lot No. "B" on the Plat of Five Oaks Subdivision, Section Two, a resubdivision of Part of Lot 3, Overton Park, as of record in Plat Book 3106, page 71, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being all the same property conveyed to the grantors herein by deed of record at Book 6067, page 004, said Register's Office.

This conveyance is subject to 1985 property taxes which have been prorated this date based on 1984 tax amount and any change in the actual 1985 taxes from that amount used for proration the grantorsagree to adjust and correct no later than December 1, 1985, easement at Book 1019, page 348, said Register's Office and the limitations shown on the plan of record at Plat Book 3106, page 71, said Register's Office

J 1 2 2 2 3

T. IDENTIF. REFERENCE

JUN 12 8 49 AM '85

FELIX [illegible] REGISTER DAVIDSON COUNTY, TN

XXXXXXXX ( )

This is improved XXX property, known as 4917 Franklin Rd., Nashville, TN. 37220 (House Number) (Street)

(P. O Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 11th day of June, 19 85.

Ronald P. LuBovich

Nancy LuBovich

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald P. LuBovich and wife, Nancy LuBovich

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN. this 11th day of June, 19 85.

My commission expires 4-17-88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 201,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 11th day of June, 1985.

My commission expires 4-17-88 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

7215 WARRANTY DEED

FROM

Ronald P. LuBovich and,

Nancy LuBovich

TO

Sanh Huu Huynh and wife,

Ho Quy Ngo

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

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

201000.00- CAMT.
522.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 529.10-
7215A06/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.1.2.2.3

IDENTIF. REFERENCE

JUN 12 8 49 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 143660