BOOK 7739 PAGE 899

BOX 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 19 88.

Notary Public

MY COMMISSION EXPIRES: 5/25/88

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Hung Phuc Luong	First Investment	Map 76-1
(NAME)	(NAME)	
4909 Cimarron Cty	4300 E. Broad	Par. 80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch Tn 37013	Columbus, Ohio 43213	04D-06140
(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. Tom A. Bauer et ux Jane F. Bauer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hung Phuc Luong

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. 569 on the Plan of Tulip Grove Subdivision, Section 10, of record in Plat Book 5800, page 199, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Tom A. Bauer by deed from James W. Jennings and wife, Edwina H. Jennings of record in Book 6776, page 473, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by First Investment Company of record in Book 6187, page 172, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 6062, page 276, and such easements and setback lines of record in Book 5800, page 199, Register's Office for Davidson County, Tennessee.

Jane F. Bauer joins in the execution of this instrument to convey whatever marital rights she may have

RECEIVED FOR RECORD
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

2667 12/30 0101 03CHECK 221.00

This is improved ( ) unimproved (X) property, known as 572/574 Tulip Grove Road (House Number) (Street) Hermitage, TN 37076 (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 Whereever 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 hand 5 this 21st day of December, 1988

Tom A. Bauer Jane F. Bauer

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STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, Tom A. Bauer and wife Jane F. Bauer
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand, at office, this 20th day of December 19 88.

My Commission Expires 7-9-89

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

9.7.8.6 8.

IDENTIFICATION REFERENCE

Dec 30 10 23 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Tom A. Bauer

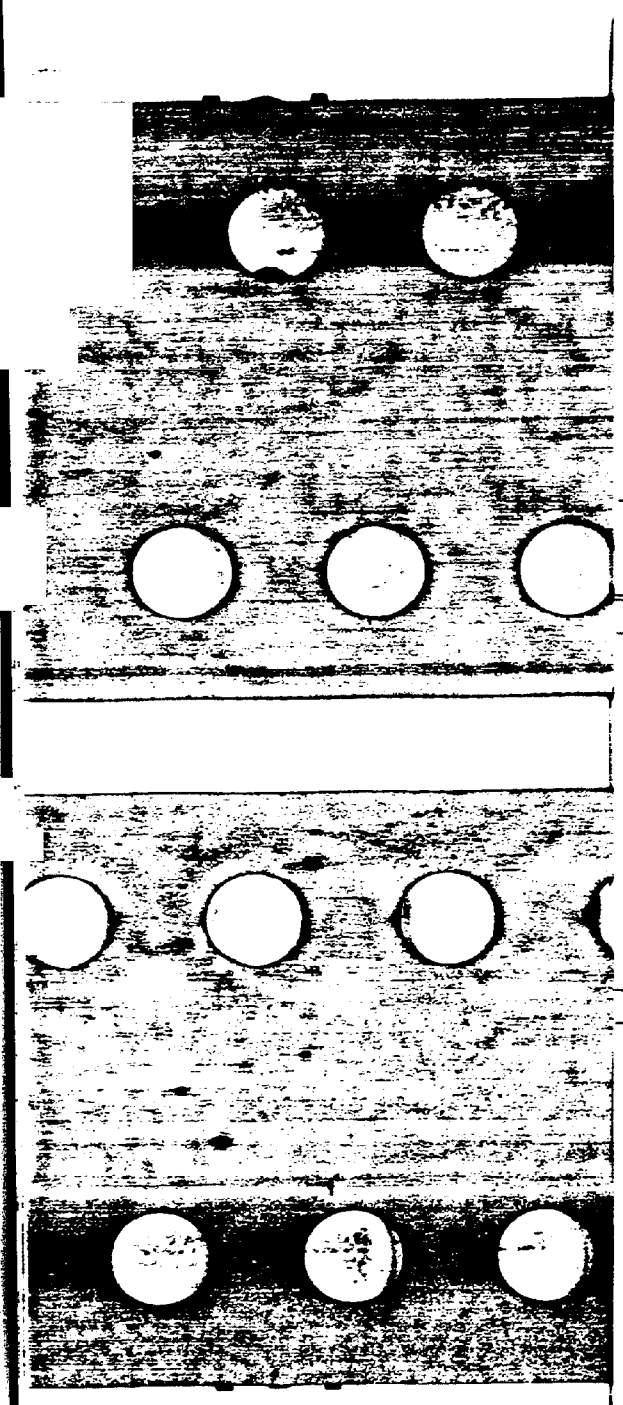
TO

Hung Phuc Luong

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



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

MAMT 65000.00
ERR CO
MAMT 65000.00-
CAMT 65000.00
CON TX 214.50
PRFEE 0.50
WDEED 6.00
TOTAL 221.00
CHECK 221.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/88 01 10:25 0001 2667

97868

IDENTIFICATION REFERENCE

Dec 30 10 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168784