47

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 31st DAY OF August, 19 90

Notary Public

MY COMMISSION EXPIRES: 5-10-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sisanay Thach (NAME)	Security Financial & Mortgage (NAME)	15DZ 53455
2736 Bobby Avenue (ADDRESS)	12444 Powerscourt Drive St 140 (ADDRESS)	73-1-115
Nashville, TN 37216 (CITY) (STATE) (ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	

FOR AND 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, David F. Read and wife, Maggie K. Read

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sisanay Thach and wife, Saly Chan Thach

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. 51 on the Plan of HAPPY VALLEY SUBDIVISION, SECTION "C", as decribed according to a survey by John Kohl, dated October 14, 1977 and as referred in Book 4042, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 75 feet on the southerly margin of Bobby Avenue and runs back between parallel lines, 140 feet to a dead line in the rear, on which it measures 75 feet.

Being the same property conveyed to David F. Read and wife, Maggie K. Read by deed from Brian N. Gaskins and wife, Sandra S. Gaskins of record in Book 6381, page 593, Register's Office for Davidson County, Tennessee.

5 5 U / 8

SEP 6 8 15 AM '90

6266 09/06 0101 03CHECK 221.50

unimproved ( )
This is improved (X) property, known as 2736 Bobby Avenue, Nashville, TN 37216
(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 hand s this 31st day of August, 19 90

David F. Read
David F. Read

Maggie K. Read
Maggie K. Read

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David F. Read and wife, Maggie K. Read

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 Madison, Tennessee, this 31st day of August, 19 90.

Commission expires 5-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

David F. Read and wife, Maggie K. Read

TO

Sisanay Thach and wife, Saly Chan Thach

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8189 PAGE 881

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 65000.00
				CON TX 214.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 221.50
				CHECK 221.50
09/06/90		01		08:16 0001 6266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55078

IDENTIFICATION REFERENCE

SEP 6 8 15 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 352948