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This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

RE-RECORD
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ADDRESS NEW OWNER:
Rachel Mai Tran and Michael Nguyen
5370 Edmondson Pike, Unit B-11
Nashville, Tennessee 37211

SEND TAX BILL:
NEW OWNER
4315 Morriswood Dr
Nashville TN 37204

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 161-5A
GROUP
PARCEL 35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Vema S. Minor and Russell L. Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rachel Mai Tran and husband, Michael Nguyen, 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:

> UNIT No. B-11, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.
>
> BEING the same property conveyed to Vema S. Minor and Russell L. Smith, each to 1/2 undivided interest as tenants in common, by deed from N. Eddie Montgomery, as of record in Book 7015, page 11, Register's Office for Davidson County, Tennessee.
>
> Philip W. Minor joins in this conveyance to convey any and all rights he may have in the subject property by virtue of his marriage to Vema S. Minor.
>
> Margret ~~Margrot~~ M. Smith joins in this conveyance to convey any and all rights she may have in the subject property by virtue of her marriage to Russell L. Smith.

This is improved property known as 5370 Edmondson Pike, Unit B-11, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rachel Mai Tran and Michael Nguyen, their heirs and assigns, forever; and we, Vema S. Minor and Russell L. Smith, do covenant with the said Grantees that we are lawfully seized and possessed of

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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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 5th day of August, 1994.

Vema S. Minor
Vema S. Minor

Philip W. Minor by Vema S. Minor atty in fact
Philip W. Minor, by Vema S. Minor, attorney-in-fact

Russell L. Smith by Vema S. Minor atty in fact
Russell L. Smith, by Vema S. Minor, attorney-in-fact

Margaret M. Smith by Vema S. Minor POA atty in fact
Margret M. Smith, by Vema S. Minor, attorney-in-fact

5270 08/05 0101 03CHECK 168.40

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vema S. Minor the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of August, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vema S. Minor the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Philip W. Minor, Russell L. Smith and Margret M. Smith, and is authorized by Philip W. Minor, Russell L. Smith and Margret M. Smith to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of August, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,000.00.

AFFIANT

Subscribed and sworn to before me
this 5th day of August, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

78794
IDENTIFICATION REFERENCE
94 AUG -5 PM 2:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

94 AUG 08 0825 0001 CHECK 12.00

PICK-UP
79686
IDENTIFICATION REFERENCE
RE-RECORD
94 AUG -9 PM 1:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.