This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9491 PG 347

ADDRESS NEW OWNER:
Hoang Ha and Hanh Thi Nguyen
3489 & 3491 McGavock Pike
Nashville, Tennessee 37217

SEND TAX BILL:
To Owner

MORTGAGEE:
C.A. Moore
P.O. Box 158032
Nashville, TN 37215

MAP AND PARCEL:
MAP 120
GROUP 13
PARCEL 64

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, Kenneth W. Hemmerly and wife, Maureen K. Hemmerly, (formerly known as Maureen K. Funderburk) hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hoang Ha and wife, Hanh Thi 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:

> Land in Davidson County, Tennessee, being Lot No 7 on the Plan of Seven Oaks Estates, Section One, of record in Book 5200, page 617, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Kenneth W. Hemmerly and Maureen K. Funderburk, as joint tenants with right of survivorship and not as tenants in common, by deed from Harry G. Hemmerly and wife, Robbie M. Hemmerly, as of record in Book 6317, page 535, Register's Office for Davidson County, Tennessee.

This is improved property known as 3489 & 3491 McGavock Pike, Nashville, TN 37217.

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

1. Subject to 1994 property taxes which have been paid.
2. Terms, conditions, easements, rights and liens, as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6439, page 266, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 6439, page 285, said Register's Office.
3. Subject to all matters shown on the Plan of record in Book 5200, page 617, in said Register's Office.
4. Charter of Seven Oaks Association, of record in Book 6560, page 150, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Hoang Ha and wife, Hanh Thi Nguyen, their heirs and assigns, forever; and we, Kenneth W. Hemmerly and wife, Maureen K. Hemmerly, 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 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 6th day of October, 1994.

Kenneth W. Hemmerly By: Harry G. Hemmerly Attorney-In-Fact

Maureen K. Hemmerly (formerly known as Maureen K. Funderburk)
By: Harry G. Hemmerly
Attorney-In-Fact

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 Harry G. Hemmerly, 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 on behalf of Kenneth W. Hemmerly and Maureen K. Hemmerly (formerly known as Maury K. Funderburk) as their Attorney-In-Fact, as the free act and deed of the within named Kenneth W. Hemmerly and Maureen K. Hemmerly (formerly known as Maureen K. Funderburk).

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

99219

IDENTIF. ↑ REFERENCE

OCT 12 PM 1:42 REGISTER'S OFFICE DAVIDSON COUNTY, TN

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 5/7/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

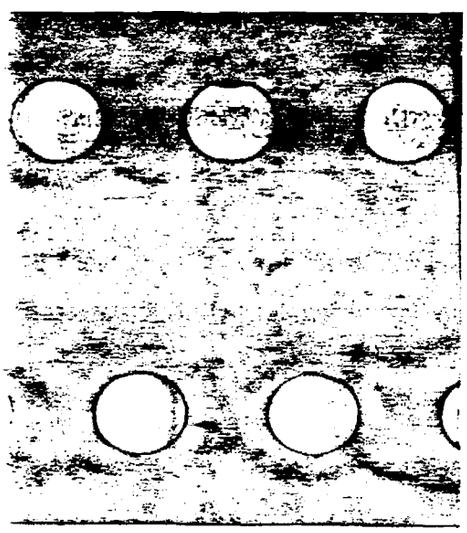
The actual value or consideration, whichever is greater, for this transfer is $ 76,000.00.

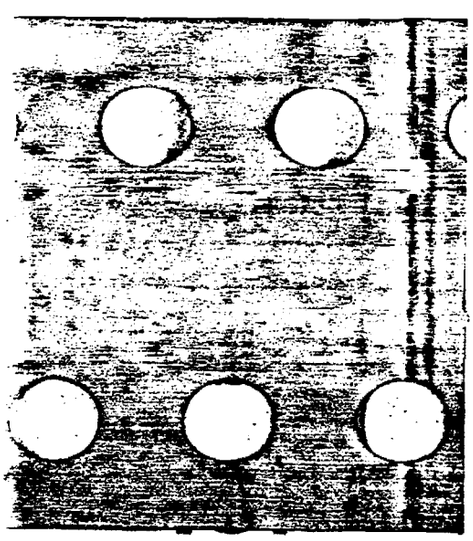
AFFIANT

7411 10/12 0101 03CHECK 290.20

Subscribed and sworn to before me this 6th day of October, 1994.

NOTARY PUBLIC
My Commission Expires: 07/21/96





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

RECEIVED OF _____

FOR _____

BOOK 9491 PG 349

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
				CAMT 76000.00
				CON TX 281.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 290.20
				CHECK 290.20
10/12/94	01			13:41 0001 7411

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99219
IDENTIF. ↑ REFERENCE

94 OCT 12 PM 1:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 843619