Mail

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

BOOK 9510 PG 677

ADDRESS NEW OWNER:
Le Van Tran, Dung T. Tran, and Duc Thi Ngoc Tran
1902 Louanne Drive
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Investment Company
4300 E. Broad Street
Columbus, OH 43213

MAP AND PARCEL:
MAP 107 Gp. 5
PARCEL 239

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, Eunita E. McCormick, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Le Van Tran, Dung T. Tran, and wife, Duc Thi Ngoc Tran , 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. 264, on the Plan of Bel-Air Subdivision, Section II, as of record in Book 2900, Page 29, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin in the northerly margin of Louanne Drive at the southwest corner of Lot No. 265; thence with said margin westerwardly 60 feet to an iron pin at the southeast corner of Lot 263; thence northwardly with the east line of Lot 263, a distance of 100 feet to a concrete monument; thence northeastwardly with the southeast line of Lot 262, a distance of 60 feet to a point; thence eastwardly with the south line of Lots 258 and 257, a distance of 56 feet to an iron pin; thence southwardly with the west line of Lot 265 a distance of 148 feet to the point of beginning.

Being the same property conveyed to Eunita E. McCormick , by deed from George W. McCormick and wife, Eunita Edmonds McCormick of record in Book 5920, Page 783, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to all matters concerning setback lines and easements, of record in Plat Book 2900, Page 29 thru 32, said Register's Office.

This is improved property known as 1902 Louanne Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Le Van Tran, Dung T. Tran, and wife, Duc Thi Ngoc Tran, their heirs and assigns, forever; and we, Eunita E. McCormick, Unmarried 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.

BOOK 9510 PG 678

Witness our hands this the 31st day of October, 1994.

Eunita E. McCormick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eunita E. McCormick, Unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of October, 1994.

NOTARY PUBLIC

LOUISE H. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/2/98

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ 61,500.00.

AFFIANT 10-31-94

Subscribed and sworn to before me this 31st day of October, 1994.

NOTARY PUBLIC
My Commission Expires: 4/2/98

LOUISE H. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

05695
IDENTIF. & REFERENCE

94 NOV -3 AM 10:29
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4320 11/03 0101 03CHECK 236.55

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9510 PG 679

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61500.00
CON TX 227.55
PRFEE 1.00
WDEED 8.00
TOTAL 236.55
CHECK 236.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/94 01 10:29 0001 4320

05695
IDENTIF. ← REFERENCE

94 NOV -3 AM 10: 29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 850609