SAB

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

Book 9553 Pg 374

ADDRESS NEW OWNER:
Huy Quach and Loan Quach
4821 Blue Springs Drive
Nashville, Tennessee ~~37212~~ 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 286
Brentwood, TN 37027

MAP AND PARCEL:
MAP 133-16
GROUP
PARCEL 229

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, I, Sharon Anderson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Huy Quach and wife, Loan Quach, 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. 13 on the Plan of Indian Mound Subdivision, of record in Book 5800, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Garry W. Anderson and wife, Sharon Anderson by deed from Intercontinental Constr. Corp. of record in Book 6025, page 776, and re-recorded in Book 6213, page 742, Register's Office for Davidson County, Tennessee. The said Garry W. Anderson having since conveyed his interest in the subject property to Sharon Anderson by quitclaim deed of record in Book 7205, page 978, said Register's Office.
>
> The undersigned Garry W. Anderson, spouse of Sharon Anderson joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property.

This is improved property known as 4821 Blue Springs Drive, Nashville, TN ~~37212~~ 37211.

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. All matters as shown on the plan of record in Book 5800, page 92, said Register's Office.
3. Restrictive covenants of record in Book 5935, page 460, 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 Huy Quach and wife, Loan Quach, their heirs and assigns, forever; and I, Sharon Anderson, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 20th day of December, 1994.

Sharon Anderson
Sharon Anderson

Garry W. Anderson
Garry W. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sharon Anderson and husband, Garry W. Anderson, the bargainor, 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 Nashville, Tennessee, this the 20th day of December, 1994.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE
NOTARY PUBLIC
JUNE E. ATKINSON
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 77,000.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of December, 1994.

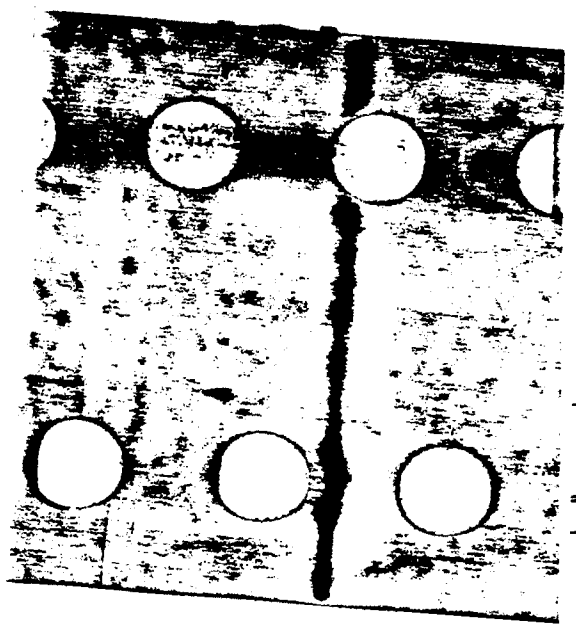
June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 07/27/96

STATE OF TENNESSEE
NOTARY PUBLIC
JUNE E. ATKINSON
DAVIDSON COUNTY

94 DEC 22 AM 11:41
DAVIDSON COUNTY
ELIA

19591
IDENTIF. ^ REFERENCE

5686 12/22 0101 03CHECK 293.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

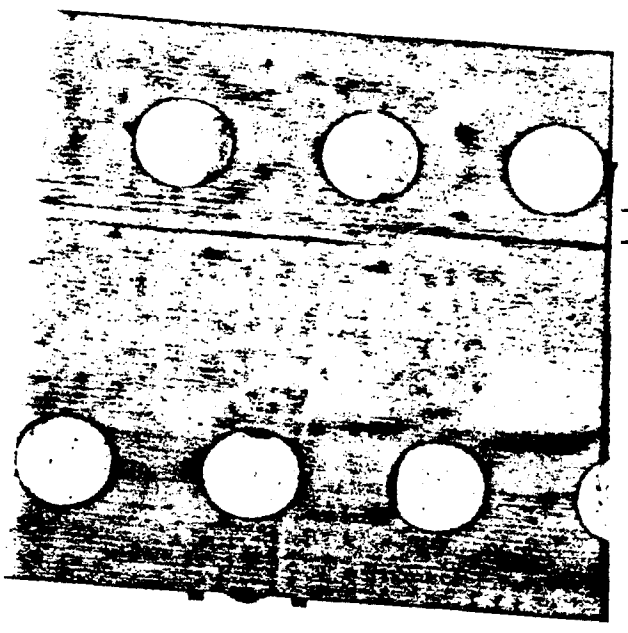
BOOK 9553 PG 376

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 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 8.00
TOTAL 293.90
CHECK 293.90

12/22/94 01 10:35 0001 5686



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19591
IDENTIF. # REFERENCE

94 DEC 22 AM 10: 36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 86560