This Instrument Prepared By

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 9849 PG 993

WARRANTY DEED

ADDRESS NEW OWNER:
Sunny A.M. Koshy and Tina Y. Tsui
624 Andrew Rucker Lane
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sunbelt National Mortgage Corporation
111 Westwood Place #109
Brentwood, TN 37027

MAP AND PARCEL:

MAP	161
GROUP	14A
PARCEL	23CO

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, Charles L. Wilson and wife, Carolyn C. Wilson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sunny A.M. Koshy and Tina Y. Tsui, joint tenants, with the right of survivorship, 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. 23 on the Plan of Thrible Springs Estates, Phase I, of record in Book 6900, page 312, as amended in Book 6900, page 313, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Charles L. Wilson and wife, Carolyn C. Wilson by deed from HBO Group, a Partnership, of record in Book 7661, page 557, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 624 Andrew Rucker Lane, 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.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sunny A.M. Koshy and Tina Y. Tsui, joint tenants, with the right of survivorsh ip, their heirs and assigns, forever; and we, Charles L. Wilson and wife, Carolyn C. Wilson 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.

96119457

97 MAR -3 PM 12:44

BK 9849 PG 997

Witness our hands this the 31st day of October, 1995.

Charles L. Wilson

Carolyn C. Wilson

STATE OF TENNESSEE)
COUNTY OF WIILIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles L. Wilson and wife, Carolyn C. Wilson 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 Brentwood, Tennessee, this the 31st day of October, 1995.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 215,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 1995.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

4582 11/03 0101 03CHECK 804.50

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

RECEIVED OF _____

FOR _____

BOOK 9849 PG 998

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

MAMT 215000.00
VOID
MAMT 215000.00-
CAMT 215000.00
CON TX 795.50
PRFEE 1.00
MTGE 8.00
TOTAL 804.50
CHECK 804.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/95 01 12:44 0001 4582

95 NOV -3 PM 12:44
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

011957

No. 973203





VOID

BOOK 9849 PG 999

11/3/95