Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 9997 PG 205
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

My Commission Expires 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khanh Huynh (NAME)	Cavalry Banking (NAME)	149-02-A-101
642 Huntington Parkway (ADDRESS)	114 West College Street (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark A. Ellis and wife, Lisa Blanks Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Khanh Huynh and wife, Soon Huynh

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, TN, being Lot No. 31-B on the Plan of Zone Lot Division, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 & 32, Piccadilly Square, Phase I, of record in Plat Book 5200, Page 720 and amended in Book 6250, page 468, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Mark A. Ellis by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of record in Book 7710, Page 568, Register's Office for Davidson County, TN.

Subject to Declaration of Covenants, and Restrictions, embracing uses, assessments, liens, easements, party walls, obligations, burdens and other undertakings, Articles of Incorporation of Piccadilly Square Homeowner's Association, By-Laws of the Association, Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area Worksheets, Master Deed, all as made provided and set out in instrument of record in Book 6236, page 680 through 733, both inclusive, said Register's Office; Amendment to Articles of Incorporation of Piccadilly Square Homeowner's Association of record in Book 6295, page 548, et seq., Book 6295, page 556, et seq., Book 6295, page 564, et seq., and Book 6300, page 423, et seq., said Register's Office; Amendments to By-Laws of Piccadilly Square Homeowner's Association of record in Book 6295, page 572, et seq., Book 6295, page 580, et seq., Book 6295, page 588, et seq., and Book 6300, page 431, et seq., said Register's Office; Amendments to Information Brochure for Piccadilly Square Homeowner's Association of record in Book 6295, page 596, et seq., Book 6295, page 602, et seq., and Book 6300, page 439, et seq., said Register's Office; Amendment to Declaration of Covenants and Restrictions of

CONTINUED

unimproved ( )
This is improved (X) property, known as 1028 Regents Park Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of March 19 96

Mark A. Ellis

LISA BLANKS ELLIS

BOOK 9997 PG 206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Ellis and Lisa Blanks Ellis

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of March, 19 96.

Commission expires May 16, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

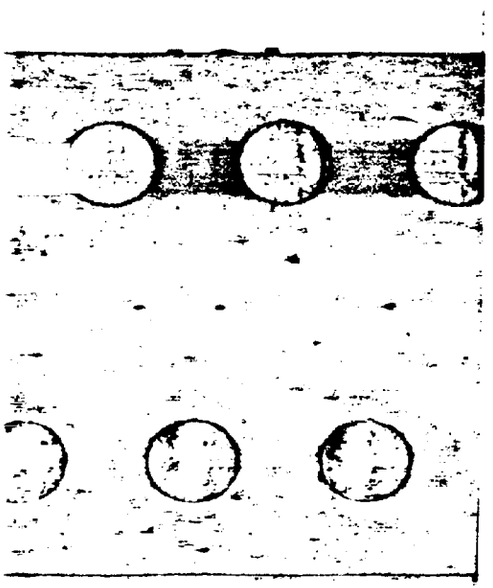
record in Book 6295, page 506, et seq., Book 6295, page 520, et seq., Book 6295, page 534, et seq., Book 6300, page 409, et seq., re-recorded in Book 6306, page 833, et seq., Book 6496, page 100, et seq., Book 6496, page 107, et seq., Book 6496, page 114, et seq., Book 6518, page 184, et seq., and Book 6518, page 190, et seq., said Register's Office; Deed of Correction to Piccadilly Square Homeowner's Association of record in Book 6295, page 503, et seq., said Register's Office; Conveyance of Additional Open Space of record in Book 6496, page 99, said Register's Office; Sanitary sewer and/or storm drainage easement of record in Book 6186, page 238, said Register's Office; Sanitary sewer and/or storm drainage easement of record in Book 6251, page 616, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6530, page 819, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6530, page 823, said Register's Office; Utility easement to Metropolitan Government of Nashville and Davidson County of record in Book 6298, page 491, said Register's Office; Joint Driveway easement of record in Book 6441, page 208, said Register's Office; Document of Clarification for Declaration of Covenants and Restrictions of record in Book 6830, page 739, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6846, page 606, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6846, page 653, said Register's Office; Easement for the flow of any creeks; One-half acre reserved for a graveyard, together with the right of ingress and egress thereto, of record in Book 854, page 73, said Register's Office; Storm Water Detention Agreement of record in Book 6782, page 518, said Register's Office.

This conveyance is subject to the existing lease between Grantor and Dr. Robert T. Jimmerson II and Diane Jimmerson, which lease is hereby assigned to Grantee.

[illegible] 04 01 0101 080-ECK 225.29

0165801
IDENTIF. ↑ REFERENCE

96 APR -1 AM 10:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9997 PG 208

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 57375.00
CON TX 212.29
PRFEE 1.00
WDEED 12.00
TOTAL 225.29
CHECK 225.29
[illegible]96 01 10:36 0001 4546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165801
IDENTIF. ↑ REFERENCE

96 APR -1 AM 10:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022553