# WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 96
Notary Public
MY COMMISSION EXPIRES October 9, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Trong Hieu Huynh | The Huntington Mortgage Company | 149-9 |
| (NAME) | (NAME) | |
| 125 Apollo Court | 7575 Huntington Park Drive | 126 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Columbus, OH 43235 | 2DU-63260 |
| (CITY) (STATE) (ZIP) | (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, Jeffrey W. Irvin and wife, Susan C. Irvin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trong Hieu Huynh, Unmarried and Thi Tuyey D. Bui as joint tenants with 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. 210 on the Plan of Barclay Square Section 1 of record in Plat Book 4460, Page 141, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey W. Irvin and wife, Susan C. Irvin by deed of record in Book 6766, Page 425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

96 MAY -6 AM 10:45
KAY C. ... CLERK & REGISTER
DAVIDSON COUNTY, TN.

BOOK 10040 PG 806

( ) unimproved
(XX) improved property, known as 125 Apollo Court, 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 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 our hands this 29th day of April 1996

Jeffrey W. Irvin

Susan C. Irvin

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 Jeffrey W. Irvin and wife, Susan C. Irvin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ther executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 29th day of April, 1996.

Commission expires October 9, 1999

Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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 _____

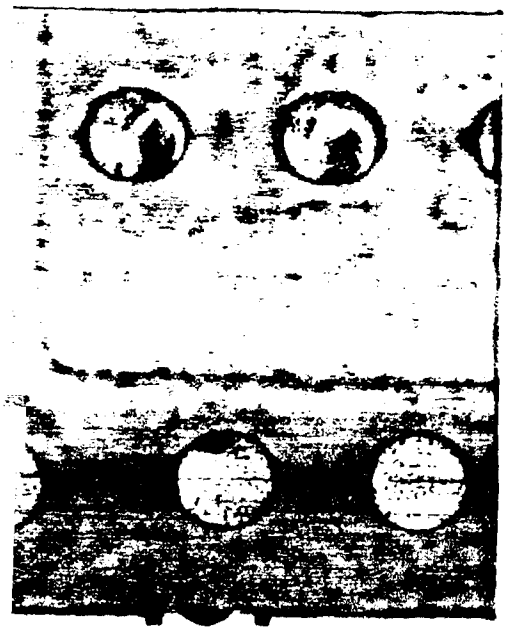
_____
Notary Public

BOOK 10040 PG 807

[illegible] 0:01 03CHECK

282.30





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

RECEIVED OF _____

FOR _____

BOOK 10040 PG 808

| | | |
|---|---|---|
| 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 74000.00
DON TX 273.80
PRFEE 1.00
WDEED 9.00
TOTAL 282.80
CHECK 282.80

05/06/96 01 10:49 0001 8411

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -6 AM 10:45

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0178841
IDENTIF. ↑ REFERENCE

No. 1036431