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

BOOK 10075 PG 860

ADDRESS NEW OWNER:
Mary Lane Butler
3713 Waterford Way
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 151-1A
GROUP
PARCEL 4 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Van B. Quach and wife, Ly T. Tran, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Lane Butler, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to wit:
>
> Being Lot 4, Chatham Pointe, as recorded in Book 6900, pages 444-447 of the Davidson County Registrar's Office.
>
> Being the same property conveyed to Van B. Quach and wife, Ly T. Tran by deed from Kenneth S. Victory and wife, Gail C. Victory, as of record in Book 8554, page 441, Register's Office for Davidson County, Tennessee.

This is improved property known as 3713 Waterford Way, Antioch, TN 37013.

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 1996 Metropolitan Government property taxes and subsequent years thereafter.
2. All restrictions and conditions of record in Book 7599, page 812, said Register's office.
3. Restrictions, conditions of record in Book 6538, page 792; as amended in Book 7358, page 656, said Register's Office.
4. All matters as shown on the Plan of record in Plat Book 6900, page 444, 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 Mary Lane Butler, an unmarried person, her heirs and assigns, forever; and we, Van B. Quach and wife, Ly T. Tran, do covenant with the said Grantee 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 Grantee, her 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 10075 PG 861

Witness our hands this the 31st day of May, 1996.

Van B. Quach

Ly T. Tran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Van B. Quach and wife, Ly T. Tran, 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 Nashville, Tennessee, this the 31st day of May, 1996.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 110,000.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of May, 1996.

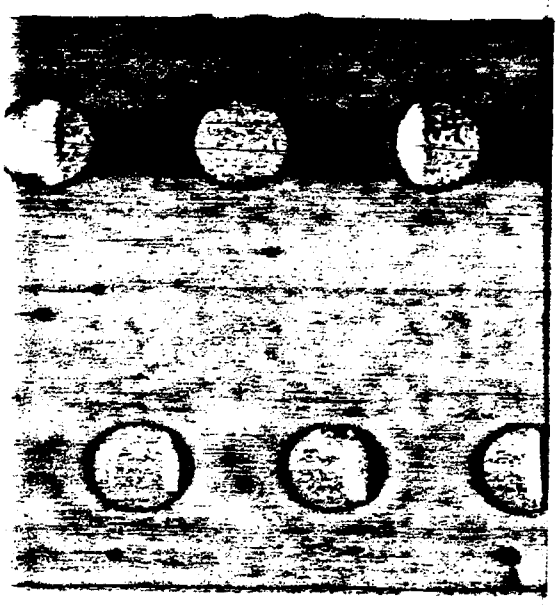
R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

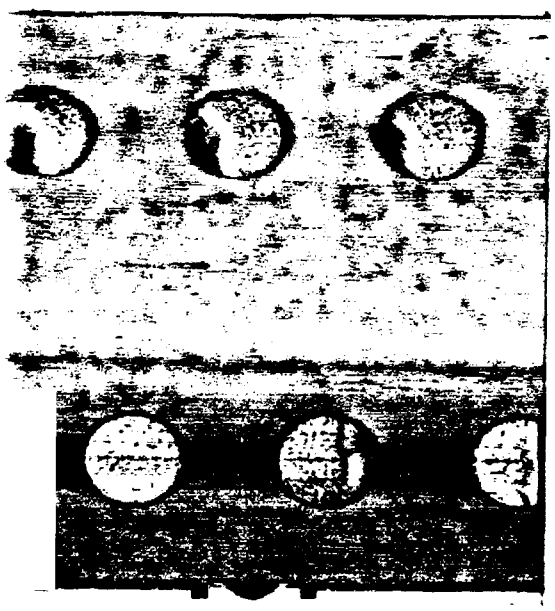
NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

0189344
IDENTIF. ↑ REFERENCE

96 JUN -5 PM 1:09
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

9315 06/05 0101 03CHECK 416.00





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

RECEIVED OF _____

FOR _____

BOOK 10075 PG 862

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
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00
06/05/96 01 13:11 0001 9815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189344
IDENTIF. # REFERENCE

96 JUN -5 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047678