THIS INSTRUMENT PREPARED BY:
CAROLYN E. UNDERWOOD, ATTORNEY
Post Office Box 190632
Nashville, Tennessee 37219-0632

BOOK 10104 PG 205

WARRANTY DEED

ADDRESS NEW OWNER AS:	PARTY RESPONSIBLE FOR TAXES:	MAP-PARCEL NO.
VAN B. QUACH et ux., **LY TRAN QUACH** 101 Clovercrest Court Brentwood, TN 37027	**Same**	171-4-10

FOR AND IN CONSIDERATION of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **LARRY R. WILLIAMS and wife, MARILYN E. WILLIAMS**, (herein "Grantors") do hereby transfer and convey unto **VAN B. QUACH and wife, LY TRAN QUACH,** (herein "Grantees"), their heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land lying in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 106 on the recorded plan of Cloverland Acres, Section Eleven, as of record in Book 5200, page 93, Register's Office for Davidson County, Tennessee.

Said Lot was revised by a resubdivision of Lots 106, 107, and 108 of Section Eleven, Cloverland Acres, by plat of record in Book 5190, page 462, said Register's Office.

Said lot more particularly described as follows:

Beginning at an iron pin on the westerly margin of Clovercrest Drive, said point being the southwesterly most corner of the subject tract and being the common corner of the southwesterly most corner of the subject tract and the southeasterly most corner of Lot 105 of said subdivision; thence leaving said westerly margin North 36 degrees 09 minutes 36 seconds West 327.00 feet to an iron pin; thence North 04 degrees 42 minutes 46 seconds East 98.28 feet to a point being the northwestern corner of Lot 108; thence South 65 degrees 01 minutes 53 seconds East 224.58 feet to the westerly margin of Clovercrest Court; thence, with the margin of Clovercrest Court around a curve to the left having a radius of 40.00 feet and a length of 43.49 feet to a point; thence, continuing with the southwesterly margin of Clovercrest Court around a curve to the right having a delta of 41 degrees 24 minutes 35 seconds, a radius of 40 feet, a tangent of 15.12 feet and a length of 28.91 feet to a point; thence, continuing with the southwest margin of Clovercrest Court South 53 degrees 33 minutes 12 seconds East 77.09 feet to a point at the intersection of Clovercrest Court and Clovercrest Drive; thence, around a curve to the right having a delta of 90 degrees 00 minutes, a radius of 25.00 feet, a tangent of 25.00 feet and a length of 39.27 feet to a point in the

westerly margin of Clovercrest Court; thence, South 36 degrees 26 minutes 48 seconds West 51.00 feet to a point; thence, with the westerly margin of Clovercrest Drive around a curve to the right having a delta of 17 degrees 23 minutes 36 seconds, a radius of 560.00 feet, a tangent of 85.66 feet and a length of 170.00 feet to the point of beginning.

Being the same property conveyed to Larry R. Williams and wife, Marilyn E. Williams by deed from Eugene R. Williams and wife, Shirley Williams of record in Book 5347, page 68, and by deed from Steve Adams and wife, Jeanine Adams of record in Book 5666, page 238, Register's Office for Davidson County, Tennessee.

This is improved real property known as **101 Clovercrest Court, Brentwood, TN 37013**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **VAN B. QUACH and wife, LY TRAN QUACH**, their heirs and assigns forever.

The undersigned covenant with the said **VAN B. QUACH and wife, LY TRAN QUACH**, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except:

1. Real property taxes for 1996 prorated to date of closing and assumed by the Grantees.

2. Restrictive Covenants contained in an instrument of record in Book 5344, page 519, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 5200, page 93 and Plat Book 5190, page 462, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said **VAN B. QUACH and wife, LY TRAN QUACH,** their heirs and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 28th day of June, 1996.

LARRY R. WILLIAMS

MARILYN E. WILLIAMS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon Denise Stevens, a Notary Public in and for said State and County, the within named **LARRY R. WILLIAMS and wife, MARILYN E. WILLIAMS**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 1996.

Sharon Denise Stevens
Notary Public

My Commission Expires: 7-27-96

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $233,000.00

AFFIANT

Sworn to and subscribed before me,
this 28th day of June, 1996.

Sharon Denise Stevens
Notary Public

My Commission Expires: 7-27-96

File No. 1483

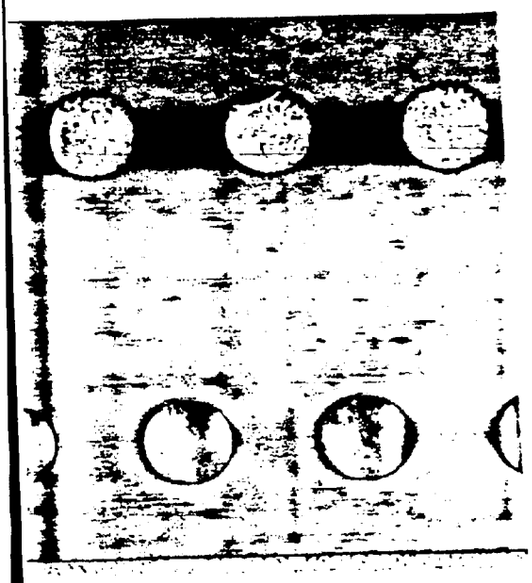
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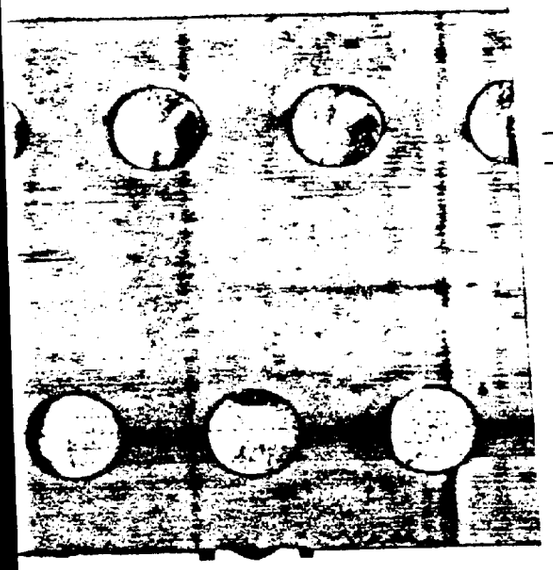
96 JUL 1 AM 8:41

REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0198285





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10104 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	233000.00
CON TX	862.10
PRFEE	1.00
WDEED	12.00
TOTAL	875.10
CHECK	875.10

07/01/96 01 08:48 0001 9477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198285
IDENTIF. # REFERENCE

96 JUL 1 AM 8:41

REGISTER
DAVIDSON COUNTY, TN.

No. 1057221