Mail

This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
2780 Highway 31W
White House, TN 37188

BOOK 10112 PG 111

ADDRESS NEW OWNER:
Sandra J. Skrance
101 Welshwood Court
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Regions Mortgage, Inc.
605 South Perry Street
Montgomery, Alabama 36104

MAP AND PARCEL:
MAP 26 Gp 7
PARCEL 53
GO 20454

WARRANTY DEED

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, Khieng Tony Tan and wife, Heang S. Chuong, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sandra J. Skrance, unmarried , 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. 161 on the Plan of Windsor Green, Phase 1, Section 3, of record in Book 6250, Page 46, said Register's Office.

Said Lot No. 161 fronts a total of 76.09 feet on the southwesterly side of Welshwood Court and fronts 49.75 feet on the southeasterly side of Windsor Trace, said frontages being joined by a curve which measures 38.08 feet and runs back 99.00 feet on the southeasterly line and 70.78 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Khieng Tony Tan , by deed from Fu-Tsun Lin of record in Book 7445, Page 310, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Heang S. Chuong herein joins to convey any and all rights and interests she may have, if any.

Tony K. Tan and Khieng Tony Tan is one in the same person.

This conveyance is subject to minimum building setback lines and public utility and drainage easements, of record in Plat Book 6250, Page 46, said Register's Office.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6406, Page 929, By-Laws in Book 6406, Page 942, Charter in Book 6396, Page 542 and amended in Book 8192, Page 65, Quitclaim Deed (Common Area) of record in Book 7894, Page 369, Register's Office, Davidson County, Tennessee.

This is improved property known as 101 Welshwood Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sandra J. Skrance, unmarried, their heirs and assigns, forever; and we, Khieng Tony Tan and wife, Heang S. Chuong 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 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.

Witness our hands this the 27th day of June, 1996.

BOOK 10112 PG 112

Khieng Tony Tan

Heang S. Chuong

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Khieng Tony Tan and wife, Heang S. Chuong 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 Cornelia Tn, this the 27th day of June, 1996.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual value or consideration, whichever is greater, for this transfer is $ 84,750.00.

AFFIANT

Subscribed and sworn to before me this 28th day of June, 1996.

NOTARY PUBLIC
My Commission Expires:

My Commission Expires July 25, 1998

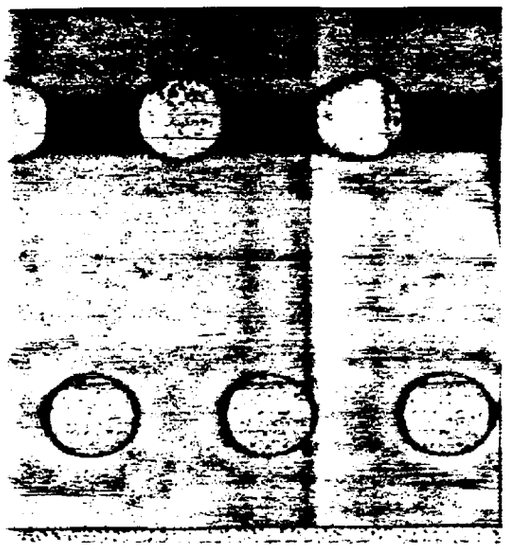
0200553

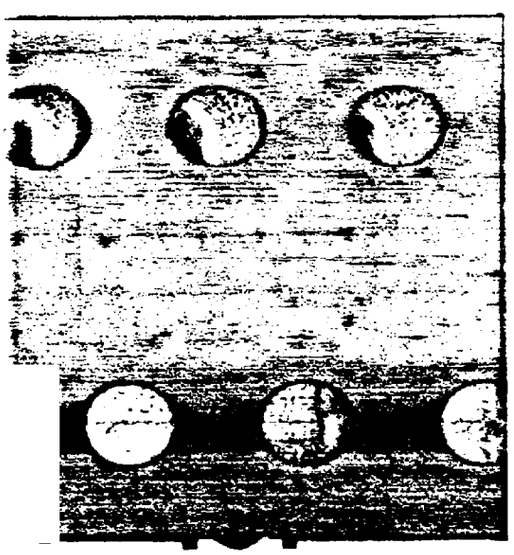
IDENTIFICATION REFERENCE

96 JUL -5 AM 10:50

FELIX [illegible] REGISTER
DAVIDSON CO., TN.

1995 17/05 0101 03CHECK 322.50





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

RECEIVED OF _____

FOR _____

BOOK 10112 PG 113

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 84750.00
CON TX 313.58
PRFEE 1.00
WDEED 8.00
TOTAL 322.58
CHECK 322.58

07/05/96 01 10:54 0001 1905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200553
IDENTIF. & REFERENCE

96 JUL -5 AM 10:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1059633