PLEASE RECORD & RETURN TO:
CHICAGO TITLE INS. CO. BOX #35 FILE #00279665

BOOK 10146 PG 174
RECEIVED JUN 21 1996

This instrument prepared by:
Joseph E. Pitt, Jr., Attorney
First American Center, Suite 105
Nashville, Tennessee 37238

# WARRANTY DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: OWNER | MAP PARCEL NUMBERS |
|---|---|---|
| R. PHILLIP JOINER | [redacted] | MAP 136-11 |
| (NAME) 3608 PENINSULA COURT | (NAME) [redacted] | PARCEL 62 |
| (STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37217 | (STREET ADDRESS) [redacted] | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* Pongkieat Tongdangjoue and Dana Ann Tongdangjoue, husband and wife *have this day bargained and sold, and do hereby transfer and convey unto the said* R. Phillip Joiner, unmarried *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

*Land in Davidson County, Tennessee, being Lot No9. 4 on the Plan of Priest Lake Park, Section Nine, of record in Book 6900, page 452, Register's Office for said County, to which plan reference is hereby made for a more complete description.*

*Being the same property conveyed to Pongkieat Tongdangjoue and Dana Ann Tongdangjoue, husband and wife, from Edward Tsai and wife, Vivian Tsai, by deed of record in Book 9497, page 424, Register's Office of Davidson County, Tennessee.*

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $133,000.00

Subscribed and sworn to before me this 29th Day of July, 1996.

R. Phillip Joiner
Affiant

My Commission Expires: March 22, 1997

Michele M. Cooper
Notary Public Michele M. Cooper

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STATE OF Ohio
COUNTY OF Butler

The actual consideration or value whichever is greater for this transfer is $ \

Subscribed and sworn to before me this the 17th day of June 1996

Affiant

My commission expires:

(Affix Seal)

Dixie L. Stickler
Notary Public

DIXIE L. STICKLER
Notary Public, State of Ohio
My Commission Expires May 22, 2000

This is unimproved ( ) property, known as 3608 Peninsula Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town)
improved (X)

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 hand this* 17th *day of* June, 1996 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pongkieat Tongdangjoue

Dana Ann Tongdangjoue

STATE OF OHIO
COUNTY OF BUTLER

Personally appeared before me, THE UNDERSIGNED, DIXIE L. STICKLER, a Notary Public in and for said County and State, PONGKIEAT TONGDANGJOUE AND WIFE, DANA ANN TONGDANGJOUE

_____, the within named 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 FAIRFIELD ,OHIO, this 17TH day of JUNE, 19 96

NOTARY SEAL STATE OF OHIO

DIXIE L. STICKLER
Notary Public, State of Ohio
My Commission Expires May 22, 2000

Notary Public DIXIE L. STICKLER

My Commission Expires: MAY 22, 2000

STATE OF Ohio
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and official seal, at office in _____, this ___ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

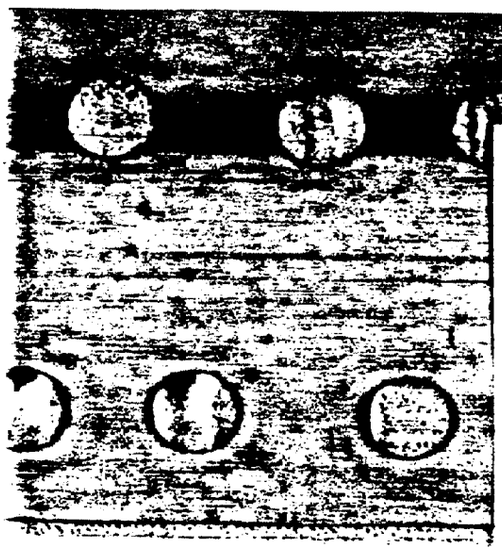
Encumbrances:

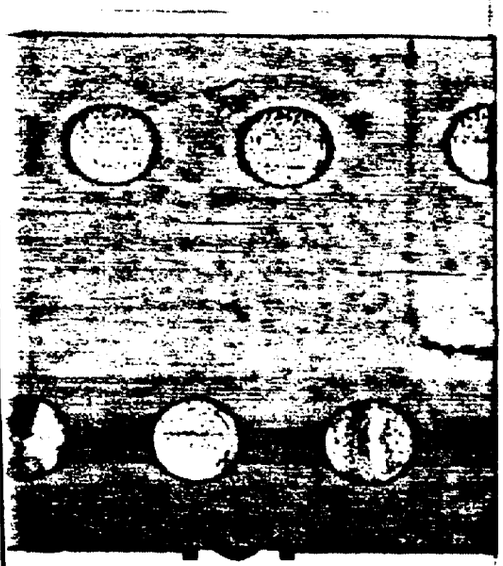
1. Taxes for 1996 and all subsequent years.
2. Restrictive Covenants contained in an instrument of record in Book 7422, page 183, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Subject to all maters shown on the Plan of record in Book 6900, page 452, in said Register's Office.
4. Deed of conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewarage Service, of record in Book 8127, page 792, said Register's Office.

021116
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 2:33
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3343 08/05 0101 03CHECK 501.10





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

RECEIVED OF _____

FOR _____

BOOK 10146 PG 176

| | | |
|---|---|---|
| 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 133000.00 |
| | | | | CON TX 492.10 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 501.10 |
| | | | | CHECK 501.10 |
| 08/05/96 | 01 | | | 14:39 0001 3343 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02111116
IDENTIF. # REFERENCE

96 AUG -5 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1070911