BOOK 10155 PG 641

STATE OF TENNESSEE
COUNTY OF DAVIDSON **FILE BOX 3**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Canh Minh Pham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: 6-25-98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY** NBR-96-2422
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Canh Minh Pham (NAME) | NationsBanc Mortgage Corporation (NAME) | MAP 102-04 |
| 459/461 Wilclay Dr. (ADDRESS) | P.O. Box 35140 (ADDRESS) | PARCEL 129 |
| Nashvile, Tennessee 37209 (CITY) (STATE) (ZIP) | Louisville, KY 40232 (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, Linda S. Gann, Administratrix, of the Estate of Edward L. Gann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Canh Minh Pham and Chau Hue Ly

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:

Being Lot No. 743 on the Plan of Charlotte Park, Section 22, as of record in Plat Book 3700, Page 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

** ~~Being the same property conveyed to Linda S. Gann, by Order from Edward L. Gann, of record in Minute Book 332, Page 104, Register's Office for Davidson County, Tennessee.~~ L.G.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4017, page 699, Register's Office for said County.

This conveyance is subject to Permanent Driveway Easement of record in Deed Book 4864, page 801 and re-recorded in Deed Book 4866, page 848, Register's Office for said County.

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

** Being the same property conveyed to Edward L. Gann and Kathleen G. Elder, as Tenants in Common, by deed from Howard Larry Grissom and wife, Martha Smith Grissom, of of record in Deed Book 5550, page 133, Register's Office for Davidson County, Tennessee. And by Quitclaim Deed to Edward L. Gann from Kathleen G. Elder of record in Deed Book 6265, page 228, Register's Office for said County.

Linda S. Gann appointed Administratrix of the Esatate of Edward L. Gann by Order No. 92712, Probate Court Clerks Office for Davidson County.

unimproved ( )
This is improved (X) property, known as 459/461 Wilclay Dr., Nashvile, Tennessee 37209
(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 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 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 my hand this 15th day of July, 19 96

Linda S. Gann, Administratrix
Linda S. Gann

BOOK 10155 PG 642

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 Linda S. Gann, an unmarried person, ~~Administratrix~~

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July 19 96

Commission expires 5-23-98

Notary Public

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

0214224

IDENTIF. ↑ REFERENCE

96 AUG 14 AM 8:17

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6687 08/14/96 03:CHECK 341.63

**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

**EDWARD SEDDON**
ATTORNEY - AT - LAW

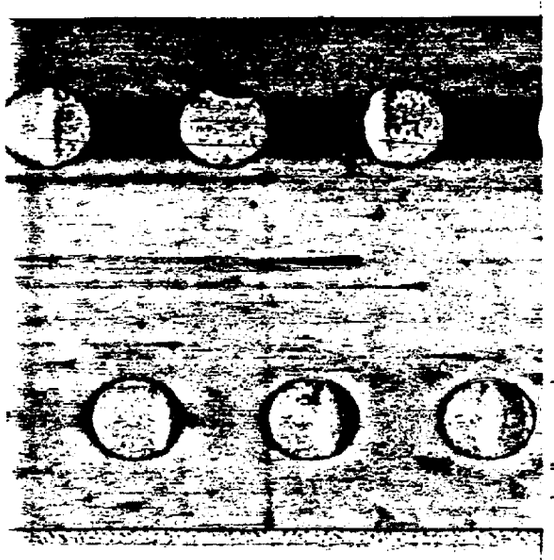
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

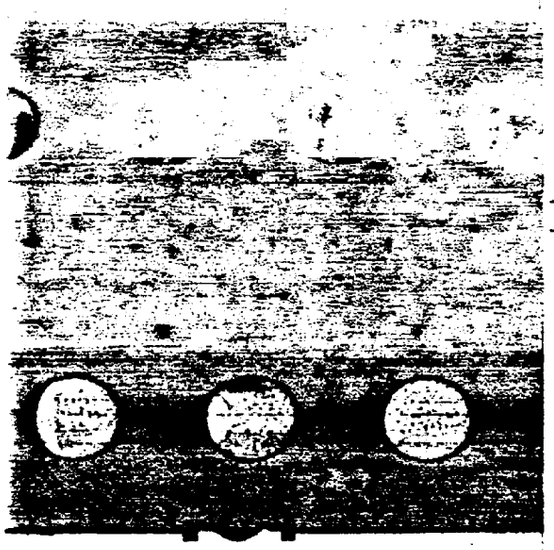
☐ 188-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 643

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 89900.00 |
| | | | | CON TX 332.63 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 341.63 |
| | | | | CHECK 341.63 |
| 08/14/96 | 01 | | | 08:19 0001 6687 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 14224
IDENTIF. ↑ REFERENCE

96 AUG 14 AM 8:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1019265