BOOK 10179 PG 467

Name and
Address New Owner:

Ahtoon Soon, III
and wife, Pamela T. Soon
210 Garner Street
Madison, Tn 37116

Send Tax Bills to:

Same as New Owner

0221555

IDENTIFICATION REFERENCE

96 SEP -5 AM 9:47

REGISTER
DAVIDSON COUNTY, TN.

Tax Map and Parcel Nos.
Map 43-5
Parcel 179
11D-58225

**WARRANTY DEED**

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, CHARLES GANN AND WIFE, BOBBIE GANN,** the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **AHTOON SOON, III AND WIFE, PAMELA T. SOON,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; any and all Easements, Building Setback Lines, Notes, etc, if any, as may be set forth on the Plan of OVERLOOK ESTATES, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Record Book 1019, Page 580, said Register's Office.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

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 hands this the 3rd th day of SEPTEMBER, 1996.

Charles Gann
Charles E. Gann

Bobbie Gann
Bobbie Gann

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named Charles Gann and wife, Bobbie Gann, 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 Madison, Tennessee, this the 3rd day of September, 1996.

My Commission expires:
5/23/98

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me this the 3rd day of September, 1996.

Notary Public

My Commission expires: 5/23/98

BOOK 10179 PG 469

EXHIBIT "A"

Land in the Davidson County, Tennessee, being Lot Nos. 48 and 49 of Block "B" on the Map of Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

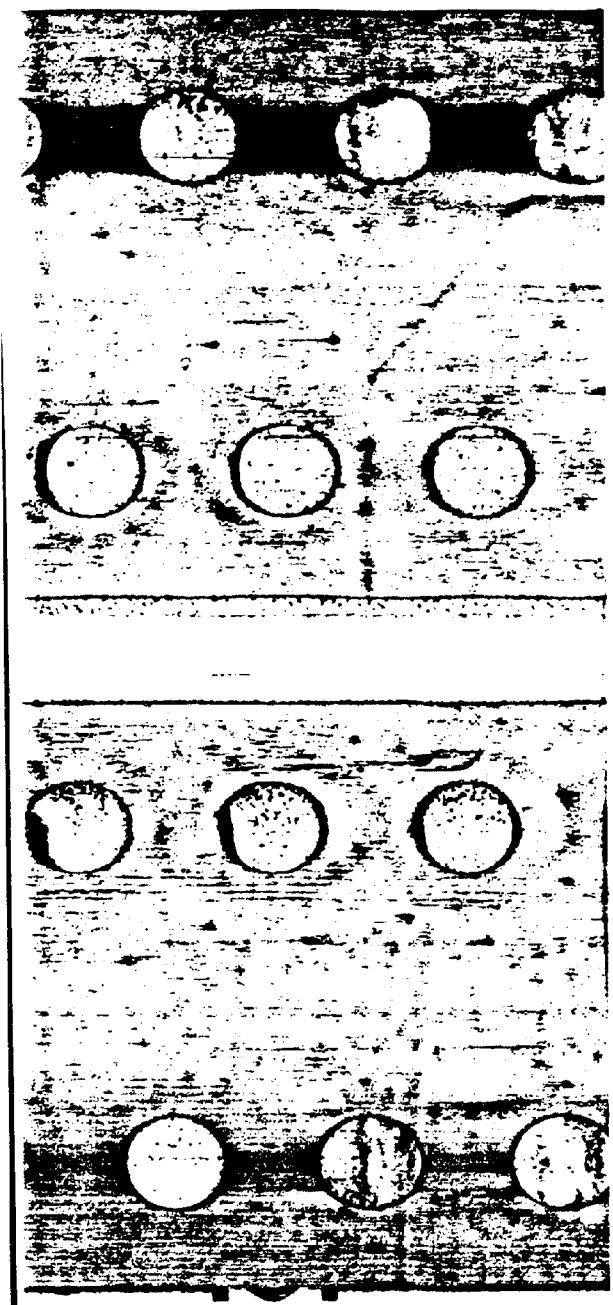
Said Lots adjoin and front together 100 feet on the south side of Garner Street and run back between lines, 142 feet on the west line of Lot No. 49 and 142.8 feet on the east line of Lot No. 48 to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Charles Gann and wife, Bobbie Gann by Warranty Deed from Glen A. Slate and wife, Mary E. Slate, of record in Book 4785, Page 755, Register's Office for Davidson County, Tennessee.

**THIS IS IMPROVED PROPERTY KNOWN AS 210 Garner Street, Madison, TN 37115**

**THIS INSTRUMENT PREPARED BY:**
**DEANIE L. GREGORY, ATTORNEY**
GREATER NASHVILLE TITLE & CLOSING CO.
**WITH INFORMATION FURNISHED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION**
223 Madison Street, S. 102
Madison, Tn 37115

4505 09/05 0101 03CHECK 198.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10179 PG 470

| | | |
|---|---|---|
| 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 | 50000.00 |
| | | | CON TX | 185.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 198.00 |
| | | | CHECK | 198.00 |

09/05/96 01 09:49 0001 4505

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0221555

IDENTIF. # REFERENCE

96 SEP -5 AM 9:4

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 1027006