BOOK 10194 PG 68

35A

STATE OF TENNESSEE 7128-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF September 19 96

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

| NAME | ADDRESS | MAP-PARCEL NUMBERS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | |
| Dung C. Tran | First Trust Mortgage Company | 149-5-108 |
| (NAME) | (NAME) | |
| 4908 Barclay Square Drive | P.O. Box 17257 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Antioch, Tennessee 37013 | Memphis, Tennessee 38187-0257 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, Odell Cowan and wife, Mabel C. Cowan

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dung C. Tran and wife, The Ngoc Lieu

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. 128 on the Plan of Section One, Terragon Trails, of record in Book 4860, page 61, as amended in Book 5066, page 836, and Book 5126, page 996, Register's Office, Davidson County, Tennessee.

Said Lot No. 128 fronts 60.00 feet on the northeasterly margin of Barclay Square Drive and extends back between parallel lines 140.00 feet to a dead line.

BEING the same property conveyed to Odell Cowan and wife, Mabel C. Cowan by deed from Gary W. Perry and wife, Linda C. Perry, filed of record in Book 6584, page 939, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 4908 Barclay Square Drive, Antioch, Tennessee 37013

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 their hand s this 16th day of September, 19 96.

Odell Cowan

Mabel C. Cowan

Mabel C. Cowan

7128-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Odell Cowan and wife, Mabel C. Cowan 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 16th day of September, 1996.

My commission expires 1/20/99

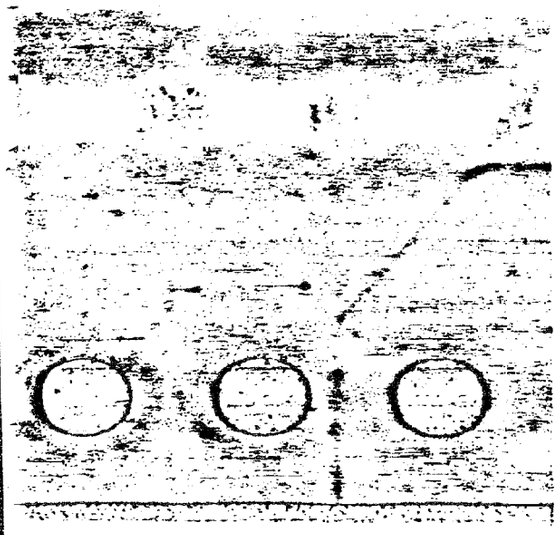
Notary Public Mark A. Ellmore, Jr.

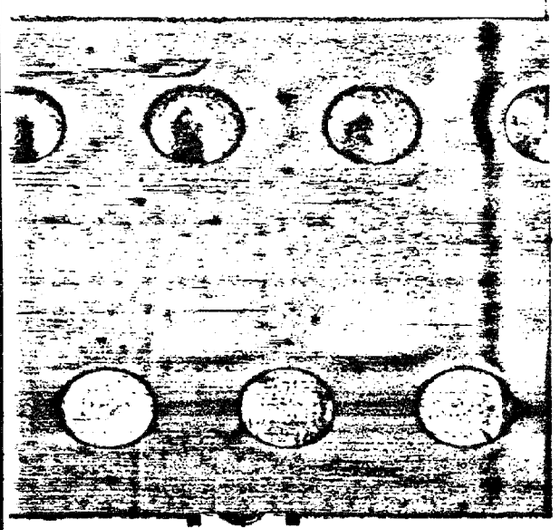
MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0226335
IDENTIFICATION REFERENCE

96 SEP 17 PM 3:27
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9637 09/17 0101 03CHECK 219.90





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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 70

| | | |
|---|---|---|
| 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 57000.00 |
| | | | | CON TX 210.90 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 219.90 |
| | | | | CHECK 219.90 |
| | | | 09/17/96 01 | 15:28 0001 9637 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226335 IDENTIF. ↑ REFERENCE

96 SEP 17 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1032073