11223 557

WARRANTY DEED/
QUITCLAIM DEED

FROM INFORMATION FURNISHED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

DIANNE COUCH NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
Prepared by: SOUTHEAST TITLE of Tennessee, Inc.
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lan Thi Lewis, et al	New Owners	147-16-133 &
(NAME)	(NAME)	147-10-117
376 Elaine Drive		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37042		
(CITY) (STATE) (ZIP)	(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, Lan Thi Lewis, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ken Oakes, an undivided 1/2 interest

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:

Tract I:
Being Lot No. 47 on the Plan of Tusculum Fields, of record in Plat Book 2330, page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lan Thi Lewis by Quitclaim Deed of record in Book 8336, page 905, Register's Office for Davidson County, Tennessee.

Tract II:
Being Lot No. 209 on the Plan of Whispering Hills, Section II-A, of record in Plat Book 2331, page 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lan Thi Lewis by Quitclaim Deed of record in Book 8336, page 903, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants and easements of record and all matters appearing on the recorded plats referenced above.

unimproved ( ) This is improved (X) property, known as Tract I 5010 Raywood Lane, Nashville, TN 37211 & Tract II 620 Watsonwood Drive, *
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

*Nashville, TN 37211

~~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 hereinset 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 16th day of October 19 96

Lan Thi Lewis
Lan Thi Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BK/10229PG888

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lan Thi Lewis

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 Brentwood, Tennessee, this 16th day of October 1996.

Commission expires 11-20-96

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 _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ 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

E. DIANNE COBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 20, 1996

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

96 OCT 18 PM 1:23
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0237553
IDENTIFICATION REFERENCE

1554 10/18/96 01:01 01CASH
8.00