BOOK 10234 PG 354

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thuy Kim Trinh (NAME)	Columbia National, Incorporated (NAME)	MAP 73-5
2705 Sandy Drive (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 169
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Columbia, Maryland 21045-6050 (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, Randall Louis Martin and wife, Tammy Kay Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thuy Kim Trinh and Anh Kim Trinh

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:

Land in Davidson County, Tennessee, being Lot No. 3 or Riverwood Terrace Subdivision, of record in Book 1835, page 134, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Randall Louis Martin by quit claim deed from Mistye A. Martin, of record in Book 8993, Page 656, Register's Office for said County.

Tammy Kay Martin joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property, marital or otherwise.

Tammy Kay Martin executes this instrument as Attorney-in-Fact on behalf of Randall Louis Martin pursuant to Special Power of Attorney recorded simultaneously herewith.

0239103
IDENTIF. ↑ REFERENCE

96 OCT 23 AM 10:10
FELIX Z. NELSON III REGISTER
DAVIDSON COUNTY, TN.

3257 10/23 0101 03CHECK 268.00

unimproved ( )
This is improved (X) property, known as 2705 Sandy Drive, Nashville, TN 37216
(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 our hand s this 18th day of September 19 96

Randall Louis Martin
By: Randall Louis Martin by Tammy K. Martin
Tammy Kay Martin, Attorney-in-fact

Tammy Kay Martin

BOOK 10234 PG 355

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 Tammy Kay Martin

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 Goodlettsville, Tennessee, this 18th day of September 1996.

Commission expires 11-27-99

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

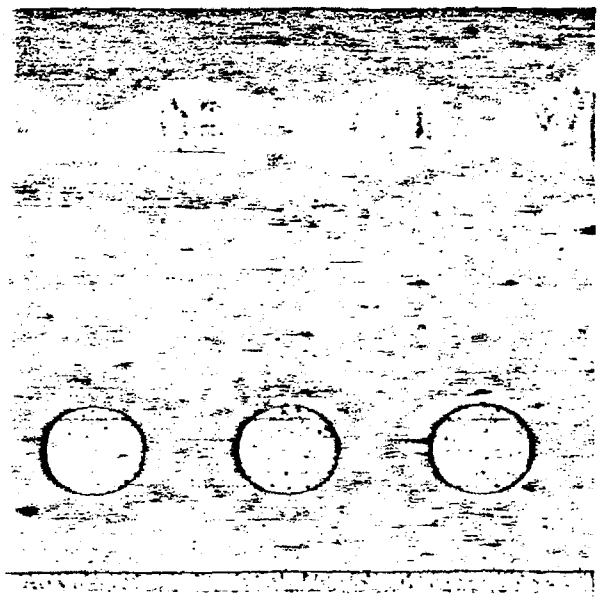
STATE OF TENNESSEE
COUNTY OF DAVIDSON

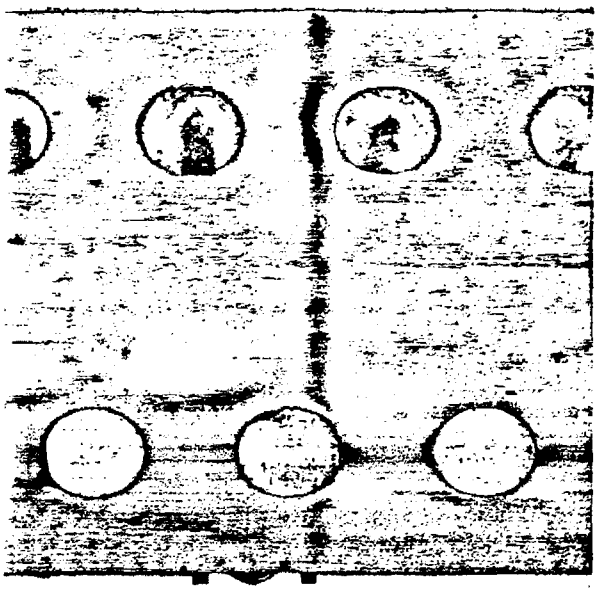
On this 18th day of September, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tammy Kay Martin, to me known to be the person who executed the foregoing instrument in behalf of Randall Louis Martin and acknowledged that she executed the same as the free act and deed of the said Randall Louis Martin.

Witness my hand and seal at Goodlettsville, Tennessee, this the 18th day of September, 1996.

Commission expires: 11-27-99

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

10/23/96 01 10:10 0001 3257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239103
IDENTIF. ↑ REFERENCE

96 OCT 23 AM 10: 10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080238

No [redacted]