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IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

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W & I Ref: (cmw) Title No: 38346
Dav. Co. File: Box 8

96 NOV -5 AM 9:42

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10249 PG 867

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Giap Van Nguyen and spouse, Vong Thi Mai and Ngoc Phuong Thi Nguyen<br>516 American Road<br>Nashville, TN 37209 | Security Financial and Mortgage Corporation<br>P.O. Box 790178<br>St. Louis, MO 63179-0178 |

**TAX MAP-PARCEL NUMBERS: 090-16-65 08DA 30450**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joyce Faye Dennington, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Giap Van Nguyen and spouse, Vong Thi Mai and Ngoc Phuong Thi Nguyen,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 88 on the Map of Charlotte Park Subdivision, Section I of record in Plat Book 2663, page 2, 3, 4, 5 and 6, Register's Office for said County.

SAID Lot No. 88 fronts 70 feet on the northeasterly margin of American Road and extends back 150 feet on the northwesterly line and 110 feet on the southeasterly line to a dead line in the rear, measuring 80.7 feet thereon.

BEING the same property conveyed to John Thomas Dennington and wife, Joyce Faye Dennington by deed from Charlotte B. Smith and wife, Ethel Littrell Smith of record in Book 4268, page 308, Register's Office for Davidson County. By deed of record in Book 5201, page 735, said Register's Office, the said John Thomas Dennington and wife, Joyce Faye Dennington conveyed to Sherry Ann Ward, a one half (1.2) undivided interest as tenants in common in subject property. By Quitclaim Deed of record in Book 5382, page 690, said Register's Office the said Sherry Ann Ward, now Corbin conveyed her one half (1/2) interest in subject property to John Thomas Dennington and wife, Joyce Faye Dennington. By quitclaim deed of record in Book 9143, page 962, said Register's Office, the said John Thomas Dennington conveyed his interest in subject property to Joyce Faye Dennington. By Quitclaim Deed of record in Book 9185, page 356, said Register's Office, Joyce Faye Dennington conveyed her interest in subject property to Joyce Faye Dennington and John Thomas Dennington as joint tenants with rights of survivorship. By Quitclaim Deed of record in Book 9270, page 817, said Register's Office the said John Thomas Dennington conveyed his interest in subject property to Joyce Faye Dennington.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.