0243617

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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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.

RE-RECORD
BOOK 10255 PG 909

BOOK 10249 PG 867

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Giap Van Nguyen and spouse, Vong Thi Mai and Ngoc Phuong Thi Nguyen 516 American Road Nashville, TN 37209	Security Financial and Mortgage Corporation ~~P.O. Box 790178~~ 12444 Powerscourt Drive St. Louis, MO ~~63179-0178~~ Suite 140 63131

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

WARRANTY DEED

9998 11/11 0101 01CASH 8.00

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.

THIS DOCUMENT BEING RE-RECORDED TO REFLECT APPROPRIATE ADDRESS OF PARTY RESPONSIBLE FOR TAX PAYMENTS.

RE-RECORD
BOOK 10255 PG 910

BOOK 10243 PG 808

John Thomas Dennington, the spouse of Joyce Faye Dennington, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 516 American Road, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 1996.

Joyce Faye Dennington — John Thomas Dennington

State of Tennessee
County of Davidson

On this 31st day of October, 1996, before me the undersigned authority, personally appeared **Joyce Faye Dennington and John Thomas Dennington**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

96 NOV 11 AM 9:23
REGISTER
DAVIDSON COUNTY, TN.

02453357
IDENTIFICATION REFERENCE

RE-RECORD

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 106000.00

GIAP VAN NGUYEN
Affiant

Sworn and subscribed before me on the 31st day of October, 1996.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

3109 11/05 0101PM CHECK 401.20