BK 58

Do Not Publish

# WARRANTY DEED

BOOK 10542 PG 413

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hanh Huu Huynh | SAME | MAP 160-2 |
| (NAME) | (NAME) | |
| 5309 Franklin Road | | PARCEL 42 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, Houston Blazer and wife, Violet Blazer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hanh Huu Huynh and wife, Thu Minh Thi Nguyen

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. 191 on the Plan of Oak Hill Estates, Section 1, of record in Book 3700, page 119, Register's Office for said County.

Said Lot No. 191 fronts 185 feet on the westerly side of Franklin Road and extends back 495.16 feet on the northerly line and 510 feet on the southerly line to a dead line measuring 218.35 feet thereon.

Being the same property conveyed to Houston Blazer and wife, Violet Blazer by quitclaim deed from Joseph L. Lackey, Jr., Trustee as of record in Book 6661, page 489 and by deed from William B. Dunlop, IV and wife, Carol B. Dunlop as of record in Book 5420, page 647, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 4122, page 739, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 5309 Franklin Road, Nashville, TN 37215
(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 21st day of July 19 97

Houston Blazer

Violet Blazer

BOOK 10542 PG 414

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston Blazer and wife, Violet Blazer

the bargainor S, 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 Franklin, Tennessee, this 21st day of July, 2007.

Commission expires 11/30/10

Notary Public

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

0330243
IDENTIF. ↑ REFERENCE

07 JUL 25 PM 1:51

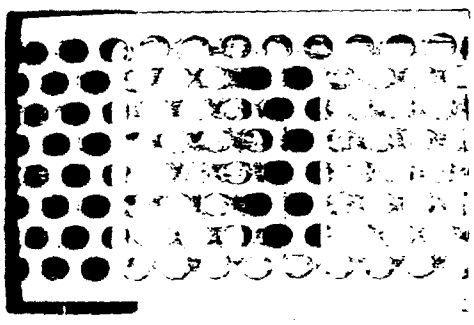
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

Plan of record in Book 3700, page 119, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for sanitary sewers and/or storn drainage as of record in Book 7464, page 178, Register's Office for Davidson County, Tennessee.

8832 07/25 0101 03CHECK 1197.00



# OFFICIAL RECEIPT

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

RECEIVED OF _____

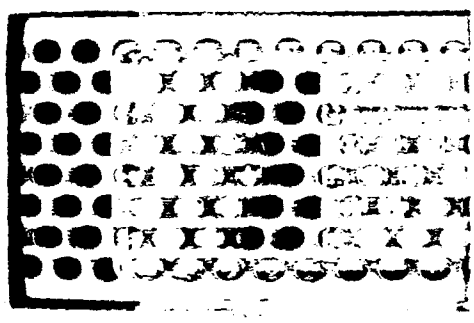
FOR _____

BOOK 10542 PG 416

| | | | |
|---|---|---|---|
| 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 | |
| | | | | 320000.00 |
| | | | CON TX | 1184.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 1197.00 |
| | | | CHECK | 1197.00 |
| 07/25/97 | 01 | | 13:52 0001 | B832 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0330243
IDENTIF. ↑ REFERENCE

97 JUL 25 PM 1:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1178488