2

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

ADDRESS NEW OWNER:
Anthony D. Kinslow and wife
Marcellene S. M. Kinslow
4315 Morriswood Drive
Nashville, TN 37220

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTRust Bank, Nashville, N.A.
201 4th Avenue North
Nashville, TN 37219

MAP AND PARCEL:
MAP 132-07
GROUP
PARCEL 039

WARRANTY DEED

BOOK 10640 PG 47

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Nguyen and wife, Rachel Mai Tran,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony D. Kinslow and wife, Marcellene S. M. Kinslow,** 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. 45 on the plan of Southmeade, of record in Book 1835, pages 118 and 119, Register's Office for said County.
>
> SAID Lot No. 45 fronts 203.6 feet on the broken westerly margin of Morriswood Drive and extends back 254.5 feet on the northerly line and 267.4 Feet on the southerly line to a dead line in the rear, measuring 155.0 feet thereon.
>
> BEING the same property conveyed to Michael Nguyen and wife, Rachel Mai Tran by Quitclaim Deed from Christy Wilkins Ivey, Trustee, as of record in Book 7166, page 966, and by instrument of record in Book 6616, page 530, Register's Office for Davidson County, Tennessee.

This is improved property known as 4315 Morriswood Drive, Nashville, TN 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anthony D. Kinslow and wife, Marcellene S. M. Kinslow, their heirs and assigns, forever; and we, Michael Nguyen and wife, Rachel Mai Tran, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10640 PG 48

Witness our hands this the 30th day of September, 1997.

Michael Nguyen

Rachel Mai Tran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Michael Nguyen and wife, Rachel Mai Tran**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 1997.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 28, 2000

7922 10/08 0101 03CHECK 652.80

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $174,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of September, 1997.

NOTARY PUBLIC

My Commission Expires:

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires October 9, 2000

0357210
IDENTIF. & REFERENCE

97 OCT -8 PM 2:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10640 PG 49

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	
				174000.00
			CON TX	643.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	652.80
			CHECK	652.80
10/08/97	01		14:52 0001	792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0357210
IDENTIF. # REFERENCE

97 OCT -8 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1207256