0484218

IDENTIF. ↑ REFERENCE

Box 2

98 SEP -3 PM 3:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5865 09/03 0101 03CHECK 454.63

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 7619

MAP/GROUP/PARCEL
090-16-0-186.00

NEW OWNER'S NAME AND ADDRESS:
Nhung Ngoc Huynh and wife,
Dung My Le
501 Achievement Drive
Nashville, Tennessee 37209

BOOK 11099 PAGE 245

SEND TAX BILLS TO:
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Ronald W. Demonbreun and wife, Debbie C. Demonbreum, hereinafter called Grantors, does hereby transfer and convey unto Nhung Ngoc Huynh and wife, Dung My Le, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 519 on the Plan of Charlotte Park, Section 7, of record in Plat Book 2663, Page 122, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 501 Achievement Drive, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 7053, Page 854, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Ronald W. Demonbreun

Debbie C. Demonbreun

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ronald W. Demonbreun and wife, Debbie C. Demonbreun, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 26th day of August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $119,900.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of August, 1998.

NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11099 PAGE 247

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 119900.00
CON TX 443.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 454.63
CHECK 454.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6845

0484218
IDENTIF. ↑ REFERENCE

98 SEP -3 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342302