BOOK 11104 PAGE 314

WARRANTY DEED

EGMAC-98-3415

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van Phuang Tran (NAME)	GMAC Mortgage Corporation (NAME)	MAP 149
4733 Terragon Trail (ADDRESS)	7101 Executive Center Dr., #250 (ADDRESS)	GROUP 5
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PARCEL 174

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, MSO, Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van Phuang Tran and Hu T. Tran and Worawong Paktranon

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:

Being Lot No. 92 on the 2nd Revision of Terragon Trails, Section 5, as of record in Plat Book 5200, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phillip J. O'Brien and wife, Marion S. O'Brien by deed from Ross L. Jordan and wife, Susan A. Jordan of record in Deed Book 5490, page 275, Register's Office for said County.

Being further coveyed to Marion S. O'Brien, Trustee of the Marion S. O'Brien Revocable living Trust Agreement by Quitclaim Deed from Marion S. O'Brien of record in Book 10098, page 817, said Register's Office. The said Phillip J. O'Brien now being deceased.

Being further conveyd to MSO, L.P. by Quitclaim Deed from Marion S. O'Brien Revocalbe living Trust Agreement of record in Book 10387, page 228, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5179, page 214, Register's Office for said County.

This conveyance is subject to setback lines and recorded easements of record in Book 5200, page 18, said Register' s Office,

unimproved ( )
This is improved (X) property, known as 4733 Terragon Trail, Antioch, Tennessee 37013
(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 my hand this 28th day of August 19 98

MSO, Limited Partnership
By: Marion S. O'Brien

STATE OF TENNESSEE
COUNTY OF

BOOK 11104 PAGE 315

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tracey Trumphour, a Notary Public of the State and County aforesaid, personally appeared Marion S. O'Brien, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Marion S. O'Brien to be a partner of MSO, Limited Partnership, the within named bargainor, a partnership, and that she as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Marion S. O'Brien as partner.

Witness my hand and official seal this 28th day of August, 1998.

Tracey Trumphour
Notary Public

My Commission expires: 3/23/2002

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0485547

IDENTIF. & REFERENCE

98 SEP -8 PM 3:15

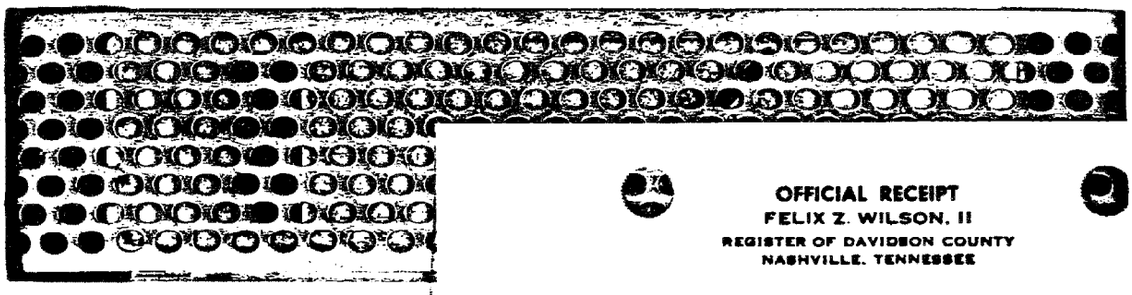
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

8253 09/08/1998 01:02:00PM
306.43



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

RECEIVED OF _____

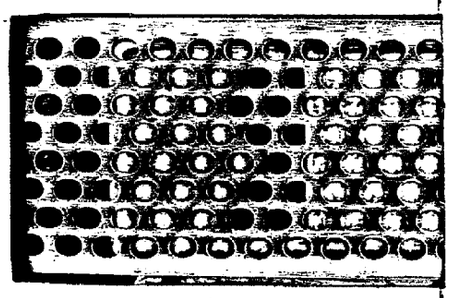
FOR _____

BOOK 11104 PAGE 316

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 79900.00
				CON TX 295.63
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 306.63
				CHECK 306.63

09/08/98 01 15:16 0001 8253



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0485547
IDENTIF. & REFERENCE

98 SEP -8 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 134367