BOOK 11125 PAGE 681

This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Jack L. Mullen and Nina M. Mullen
504 Ashlawn Circle
Nashville, Tennessee 37211

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
Columbia National, Incorporated
7142 Columbia Gateway Drive
Columbia, MD 21046-2132

MAP **162-05**
PARCEL **308**

WARRANTY DEED

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, **TOM TRAN and wife, LISA TRAN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **JACK L. MULLEN and wife, NINA M. MULLEN**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Hickory View, Section 3, of record in Plat Book 6250, Page 960, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Tom Tran and wife, Lisa Tran by Deed from Jeff Ngo and wife, Teresa Ngo of record in Book 9759, Page 273, Register's Office for Davidson County, Tennessee.

This is improved property known as 504 Ashlawn Circle, Nashville, Tennessee 37211.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictions of record in Book 4630, Page 548 and amended in Book 5967, Page 773, Register's Office for Davidson County, Tennessee.
2. Subject to Restrictions of record in Book 6893, Page 570, and such easements and setback lines of record in Plat book 6250, Page 960, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves their 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.

WITNESS my hand this the 21st day of September, 1998.

TOM TRAN

LISA TRAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **TOM TRAN and wife, LISA 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 office this 21st day of September, 1998.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of September, 1998.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

0491658
IDENTIF. & REFERENCE

98 SEP 25 AM 8:05
REGISTER
DAVIDSON COUNTY, TN.

4852 09/25 0101 03CHECK 344.00

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	90000.00
CON TX	333.00
PRFEE	1.00
WDEEI	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

09/25/98 01 08:08 0001 4852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0491658
IDENTIF. ↑ REFERENCE

98 SEP 25 AM 8:05

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1350190