STATE OF TENNESSEE 7892-C
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 46,606.71

Andrew Gia-Nguyen Ta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF January, 19 99.

Mark A Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Gia-Nguyen Ta		134-13-181
(NAME)	(NAME) SAME	
239 Eisenhower Drive	(STREET ADDRES)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11313 PAGE 974

For and in 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, Minh T. Ta

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew Gia-Nguyen Ta

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. 247 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, page 34, 35 and 36, Register's Office for said County.

Said Lot No. 247 fronts 70 feet on the southeasterly margin of Eisenhower Drive and extends back 143.6 feet on the northeasterly line and 158.7 feet on the southwesterly line to a broken line in the rear, measuring 80.5 feet thereon.

BEING the same property conveyed to Minh T. Ta by deed from Huy Nguyen Ta and wife, Janice Tien Ta, filed of record in Book 10851, page 207, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 239 Eisenhower Drive, Nashville, Tennessee 37211

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 his hand this 15th day of January, 19 99.

Minh T. Ta
Minh T. Ta

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Minh T. Ta the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that S he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 19 99.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

0541608

IDENTIF. ↑ REFERENCE

99 JAN 27 PM 2:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

7946 01/27 0101 03CHECK 183.44

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11313 PAGE 976

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	46606.71
CON TX	172.44
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	183.44
CHECK	183.44

01/27/99 01 14:25 0001 7946

054 | 608
IDENTIF. & REFERENCE

99 JAN 27 PM 2:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417340