FIRST TITLE & ESCROW CO., INC.
#16195

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

GERALD G. PATTERSON, ATTORNEY
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS

JAMES THIEN
(NAME)

21 Vaughn's Gap Road, B-31
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37205
(CITY) (STATE) (P. O. ZIP)

SEND TAX BILLS TO:

SUNTRUST BANK, NASHVILLE, N.A.
(NAME)

P.O. Box 305110
(STREET ADDRESS)

Nashville, Tennessee 37230-5110
(CITY) (STATE) (ZIP)

MAP PARCEL NUMBERS

MAP 129-15-A

PARCEL 31.00CO

PB# 9D273237

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, FREDERICK M. LONG, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES THIEN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BOOK 11331 PAGE 526

Land in Davidson County, Tennessee, being Unit No. 31, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Frederick M. Long, unmarried by deed from J. Kevin Gardner and wife, Kimberly Gardner of record in Book 9423, page 391, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7091, page 302; (3) Charter of record in Book 7102, page 223; and (4) Easements of record in Book 4816, page 427, corrected in Book 4881, page 710, Book 11000 page 273, said Register's Office.

Dana L. Long, spouse of Frederick M. Long, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Frederick M. Long.

99 FEB -8 AM 10:03
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05463.70

unimproved ( )
This is improved (XX property, known as 21 Vaughn's Gap Road, B-31, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of February, 19 99

Frederick M. Long
FREDERICK M. LONG

Dana L. Long
DANA L. LONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11331 PAGE 527

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. FREDERICK M. LONG AND DANA L. LONG with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 4th day of February, 19 99.

My commission expires 2/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

3027 02/08 0101 03CHECK 321.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 1999

MY COMMISSION EXPIRES: 2/18/99
(AFFIX SEAL)

Notary Public

**WARRANTY DEED**

**FROM**

FREDERICK M. LONG AND WIFE
DANA L. LONG

**TO**

JAMES THIEN, UNMARRIED

**PLEASE RETURN TO:**

**First Title & Escrow Company, Inc.**
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____ BOOK 11331 PAGE 523

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0546370
IDENTIF. ↑ REFERENCE

99FEB-8 AM10:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 84000.00 |
| CON TX | 310.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 321.80 |
| CHECK | 321.80 |

02/08/99 01 10:03 0001 3027

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1422333