584

WARRANTY DEED

BOOK 11533 PAGE 395

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 99

Barbara E Burton
Notary Public

MY COMMISSION EXPIRES: Sept 23, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS LAW FIRM, 315 Deaderick Street, Ste. 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Minh N. Phan	MINH N PHAN	MAP 162-13
(NAME)	(NAME)	
405-407 Cedarmont Dr.	214 SAILBOAT Dr	PARCEL 112
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, John T. Bandy and Imogene S. Bandy, Trustees of the Bandy Family Revocable Living Trust Agreement dated October 28, 1996

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Minh N. Phan and ~~husband~~ wife, Chuc T. Tran

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. 56 on the Plan of Monte Carlo, Section Two-A, as of record in Book 4955, page 45, Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to John T. Bandy by deed from Commerce Union Bank of Sumner County of record in Book 5972, page 987, Register's Office for Davidson County, Tennessee, said property was further conveyed to John T. Bandy and Imogene S. Bandy, Trustees of the Bandy Family Revocable Living Trust Agreement dated October 28,1996 by Quitclaim Deed from John T. Bandy of record in Book 10240, page 336, said Register's Office.

The above legal description is the same as used in the prior deed.

This property is conveyed subject to the Plan of record in Book 4955, page 45; restrictive convenants of record in Book 5202, page 261; any and all easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

99 JUN 18 AM 7:53
REGISTER
DAVIDSON COUNTY, TN.

060012990

unimproved ( )
This is improved (X) property, known as 405-407 Cedarmont Dr., Nashville, TN 37211
(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 our hand s this 16th day of June 19 99

John T Bandy TRUSTEE
John T. Bandy

Imogene S. Bandy Trustee
Imogene S. Bandy

STATE OF TENNESSEE
COUNTY OF

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

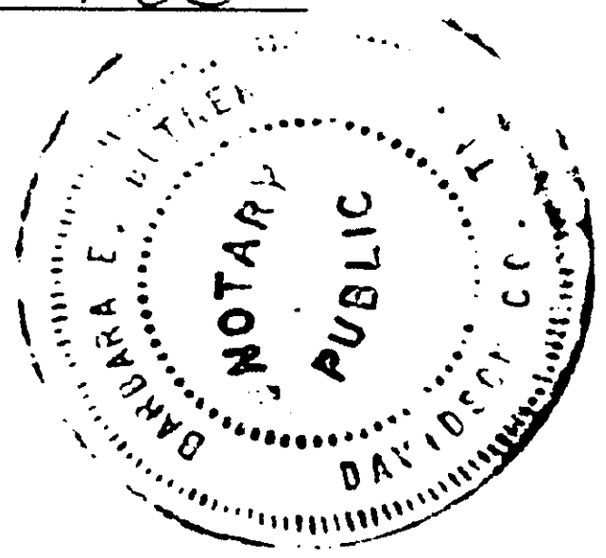
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John T. Bandy and Imogene S. Bandy with whom I am personally aquainted and who upon their oath(s) acknowledged themselves to be the Trustees respectively of the Bandy Family Revocable Living Trust Agreement dated October 28, 1996 the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office at Nashville on this the 16th day of June, 1999.

/Barbara E Butner
Notary Public

My Commission Expires:
Sept 23, 2000



1340 06/18 0101 033481 BOOK

27-40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11533 PAGE 397

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

0601299

99 JUN 18 AM 7:53

CHK'T 72000.00
CO TX 266.40
PRFEE 1.00
UCC 8.00
CFEE 2.00
TOTAL 277.40
CHECK 277.40

06/15/99 07:57 0001 1340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479919