OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT# SV 3103128

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 30th DAY OF JULY 19 99

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385.2408 THIS INSTRUMENT PREPARED BY TN SupCt # 003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Thomas Trac , and wife (NAME)	New Owners At Same Address (NAME)	146-4-24
688 Harding Place (ADDRESS)	(ADDRESS)	6DU-18605
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

BOOK 11596 PAGE 168

For and in Consideration of the sum of $ 145,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Dena C. Hazelwood and wife, Ernestine B. Hazelwood

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Thomas Trac and wife, Mai Nguyen

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 493** on the plan of **Caldwell Hall, Sec. IX**, as of record at **Plat Book 3300, page 25**, Register's Office for said County, to which plan referenc is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **3883** , page **863** , said Register's Office.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (not withstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: Restrictive Covenants at Book 1788, page 108 and Book 3285, page 488 and plan at Book 3300, page 25, all said Register's Office.

==unimproved(=)
This is improved (X) property, known as 688 Harding Place, Nashville, TN 37211
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 30th day of JULY, 1999.

Dena C. Hazelwood
Dena C. Hazelwood

Ernestine B. Hazelwood
Ernestine B. Hazelwood

99/07/30 0101 03CHECK 547.50

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dena C. Hazelwood and wife Ernestine B. Hazelwood _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of JULY, 1999

My Commission expires:
11-27-99

Notary Public

STATE OF TENNESSEE }
County of }

BOOK 11596 PAGE 169

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

PICKUP

99 JUL 30 PM 1:48
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06180032

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0618032
IDENTIF. ↑ REFERENCE

99 JUL 30 PM 1:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	145000.00
CON TX	536.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	547.50
CHECK	547.50

07/30/99 01 13:53 0001 9370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497612