RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

#11235

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 129,000.00

Affiant

Subscribed and sworn to before me, this 13th day of August, 1999.

My commission expires:

Notary Public

KIMBERLY A. HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
July 26, 2003

BOOK 11623 PAGE 940

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
4884 JONQUIL DR NASHVILLE, TN 37211	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 133/16/177

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

WENDELL W. RUSSELL AND WIFE, BARBARA D. RUSSELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

BAY NGO, THI T. PHAN, AND THANH LAM

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE PLAN OF WELCH MEADOWS, SECTION ONE, AS OF RECORD IN BOOK 3700, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO WENDELL W. RUSSELL AND WIFE, BARBARA D. RUSSELL, BY WARRANTY DEED FROM O. GRANT BENNETT, JR. AND WIFE, NANCY A. BENNETT, DATED DECEMBER 17, 1971, AND RECORDED DECEMBER 20, 1971 IN BOOK 4562, PAGE 439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 4884 JONQUIL DR, NASHVILLE, TN 37211

06256622
IDENTIF. & REFERENCE
99 AUG 18 AM 10:06
RECEIVED
DAVIDSON COUNTY, TN.

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of August, 1999.

Wendell W. Russell
WENDELL W. RUSSELL

Barbara D. Russell
BARBARA D. RUSSELL

State of Tennessee
County of DAVIDSON

On this 13th day of August, 1999, before me personally appeared Wendell W. Russell & Barbara D. Russell to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission Expires:

KIMBERLY A. HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires July 26, 2003

Kimberly A. Howell
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

7521 09/13 0101 AM CHECK 488.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11623 PAGE 942

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

0625662
IDENTIF. # REFERENCE

99 AUG 18 AM 10:06

HAL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 488.30
CHECK 488.30

08/18/99 01 10:06 0001 7531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507770