BOOK 11648 PAGE 121

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,500.00

47

X Tan T Phung
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 99

NOTARY PUBLIC AT

Notary Public

MY COMMISSION EXPIRES: 11-27-99
AFFIX SEAL

BERATES

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Tan T. Phung	Volunteer Trust Company	MAP 33-12
(NAME)	(NAME)	
309 Connie Avenue	1501 Hatcher Lane	PARCEL 54
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Columbia, TN 38402	
(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, Patrick J. Kellogg and wife, Michelle M. Kellogg and Billy J. Eaves and wife, Marianne S. Eaves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tan T. Phung and wife, Linh Bui Phung

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. 224 on the Plan of Section I, Gatewood, as of record in Book 3300, page 47 to 52, both inclusive, Register's Office for Davidson County, Tennessee.

Said lot No. 224 fronts 78 feet on the westerly side of Connie Avenue, as measured around a curve, and extends back 171.8 feet on the northerly line and 116 feet on the southerly line, to a dead line in the rear, being a broken line on which it measures 137.6 feet.
Being the same property conveyed to Patrick J. Kellogg and wife, Michelle M. Kellogg, and Billy J. Eaves, Married, as tenants by the entirety, by deed from Robert D. Moore and wife, Betty K. Moore, of record in Book 9967, Page 374, Register's Office for Davidson County, Tennessee.

Marianne S. Eaves, spouse of Billy J. Eaves, joins in this conveyance for the purpose of relinquishing all right, title, and interest to said property, marital or otherwise.

Billy J. Eaves executes this instrument as Attorney in Fact on behalf of Patrick J. Kellogg and Michelle M. Kellogg pursuant to Special Power of Attorney recorded simultaneously herewith.

99 SEP -2 PM 3:11
REGISTER
DAVIDSON CO. TN.

0631 982
INSTRUMENT # REFERENCE

unimproved ( )
This is improved (X) property, known as 309 Connie Avenue, Goodlettsville, TN 37072
(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 31st day of August 19 99

Patrick J. Kellogg
By: Billy J. Eaves
Billy J. Eaves, Attorney-in-fact

Billy J. Eaves

Michelle M. Kellogg
By: Billy J. Eaves
Billy J. Eaves, Attorney-in-fact

Marianne S. Eaves

DCT.N01WC 12-88

First Data Systems, Inc.
1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy J. Eaves and wife, Marianne S. Eaves the bargainor s, with whom I am personally acquainted or proved to me on 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 Goodlettsville, Tennessee, this 31st day of August, 1999.

My Commission Expires: 11-27-99

Bertie J. Whitaker
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 _____, a corporation, and that _____ as such _____ and _____ being authorized to do so executed 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 _____, Tennessee on this the _____ day of _____, 199__.

My Commission Expires: _____

_____
Notary Public

3e4.35

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Billy J. Eaves to me known to be the person who executed the foregoing instrument in behalf of Patrick J. Kellogg and wife, Michelle M. Kellogg, and acknowledged that he executed the same as the free act and deed of the said Patrick J. Kellogg and wife, Michelle M. Kellogg.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of August, 1999.

My Commission Expires: 11-27-99

Bertie J. Whitaker
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

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06319 82

INCOMING REFERENCE

99 SEP -2 PM 3:11

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

CHNT	55000.00
CON TX	353.35
PRFEE	1.00
UCCFEE	8.00
CFEE	2.00
TOTAL	364.35
CHECK	364.35

09/02/99 01 15:11 0001 4316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512353