BOOK 11650 PAGE 961

RECORDING REQUESTED BY
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38164 FILE BOX "7"

Return To:
Rudy Title and Escsrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
6th DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES:

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
TRIEU LU DANG ET AL 413 AMERICAN ROAD NASHVILLE, TENNESSEE 37209	Trieu Lu Dang 413 American Rd. Nashville, TN 37209	**102-4-64** **8DA 41660**

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 **WE, BUFORD DOUGLAS OSBORN AND WIFE, LAVENIA OSBORN**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRIEU LU DANG AND MOTHER, BA THI LU**

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:

BEING LOT NO. 2 ON THE PLAN OF CHARLOTTE PARK, SECTION I, AS OF RECORD IN BOOK 2663, PAGE 6.

SAID LOT NO. 2, WHICH IS A CORNER LOT, FRONTS 105.0 FEET ON THE WESTERLY MARGIN OF AMERICAN ROAD AND FRONTS 121.0 FEET ON THE NORTHERLY MARGIN OF PREMIER DRIVE, SAID FRONTAGES BIENG JOINED BY A CURVE HAVING A LENGTH OF 39.3 FEET, AND EXTENDS BACK 114.2 FEET ON THE WESTERLY LINE AND 100.0 FEET ON THE NORTHERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO BUFORD DOUGLAS OSBORN AND WIFE, ANNIE LOU OSBORN BY DEED FROM GEORGE W. ROBERTSON AND WIFE, OPAL BROOKS ROBERTSON, OF RECORD IN BOOK 4477, PAGE 386, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ANNIE LOU OSBORN HAVING SINCE DIED. THE SAID BUFORD DOUGLAS OSBORN HAVING SINCE MARRIED LAVENIA BUFORD AND THE SAID LAVENIA BUFORD JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF WAIVING ANY MARITAL INTEREST THAT SHE MIGHT HAVE IN SAID PROPERTY BY REASON OF THE MARITAL ESTATE OR OTHERWISE.

5047 09/07 0101 03CHECK 399.50

Unimproved ( )
This is improved (X) property, known as **413 AMERICAN ROAD, NASHVILLE, TENNESSEE 37209**

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 HANDS THIS THE 6th DAY OF AUGUST, 1999.

Buford Douglas Osborn
BUFORD DOUGLAS OSBORN

Lavenia Osborn
LAVENIA OSBORN

99 SEP -7 AM 8:08
PAUL F. KING REGISTER
DAVIDSON COUNTY, TN.

06326bu
MAP & PARCEL REFERENCE

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED **BUFORD DOUGLAS OSBORN AND WIFE, LAVENIA BUFORD**

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 NASHVILLE, TENNESSEE, this the 6th DAY OF AUGUST, 1999.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 19_99___, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that ___ executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of _____, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

Witness my hand and official seal at _____, this the __th_____ day of _____, 19_____.

My commission expires:_____ _____
NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0632660

REGISTER'S OFFICE REFERENCE

99 SEP -7 AM 8:08

REGISTER
DAVIDSON COUNTY, TN.

CAMT	105000.00
CON TX	388.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	399.50
CHECK	399.50

09/07/99 01 08:08 0001 5047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513066