0644888

PICK-UP

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

98 OCT -8 PM 4:01

ADDRESS NEW OWNER:
Hanh V. Nguyen and wife,
Hong Van Tran
315 Foxglove Drive
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 133-15
GROUP
PARCEL 020.00

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

BOOK 11696 PAGE 936

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Hieu H. T. Le and wife, Tran H. Vo**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hanh V. Nguyen and wife, Hong Van 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:

> Being Lot No. 1 on the Plan of Neal Subdivision Revised, of record in Plat Book 8250, page 311, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Hieu H. T. Le and wife, Tran H. Vo by deed from Mark Neal and wife, Lisa J. Neal, as of record in Book 11265, page 228, Register's Office for Davidson County, Tennessee.

This is improved property known as 315 A & B Foxglove Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hanh V. Nguyen and wife, Hong Van Tran, their heirs and assigns, forever; and we, Hieu H. T. Le and wife, Tran H. Vo, 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 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 October, 1999.

HIEU H.T. LE by [signature] Attorney-in-Fact

Hieu H. T. Le, by An Ngoc Le as his Attorney-in-Fact

TRAN H. VO. by [signature] Attorney-in-Fact

Tran H. Vo, by An Ngoc Le as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **An Ngoc Le as Attorney in Fact for Hieu H. T. Le and wife, Tran H. Vo,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of October, 1999.

[signature]
NOTARY PUBLIC

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

[signature]
AFFIANT

Subscribed and sworn to before me this 6th day of October, 1999.

[signature]
NOTARY PUBLIC

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: _____

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11696 PAGE 938

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

06-4888 INCL

95 OCT -5 PM 4:01

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525910