03

Realty Title

WARRANTY DEED	State of Tennessee County of ~~Williamson~~ Davidson (Davidson notary) The actual consideration or value, whichever is greater, for this transfer is $146,900.00 Rachelle Caudill Affiant Subscribed and Sworn to before me, this 14th day of October, 2009. Diane K Mann Notary Public My commission expires: 2/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Alh Khinan Tuam 90 Vaden Drive Nashville, TN 37211	F&M BANK 50 FRANKLIN ST. CLARKSVILLE, TN 37040	13304002300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margie Dianne Fox Graves now known as Dianne Apple, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Alh Khinan Tuam and Vum Khawl Vung** (Thang), hereinafter called the Grantee(s), 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. 222 on the Plan of Glencoe Acres, Section 2, of record in Book 1835, pages 136-138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theodore F. Fox and wife, Subie C. Fox by deed from Luther Gentry Clay and wife, Margaret Anna Clay, dated July 25, 1958, recorded July 30, 1958, of record in Book 2798, page 466, Register's Office for Davidson County, Tennessee. Subie Childers Fox (aka Subie C. Fox) and Theodore F. Fox were divorced by Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 36625. Subject property was divested out of Theodore F. Fox and vested in Subie Childers Fox, said Decree being of record in Book 3805, page 469, said Register's Office. Subie C. Fox, now Knight, conveyed subject property to Subie C. Fox Knight and husband, Walker L. Knight by deed dated August 24, 1964, recorded September 1, 1964, of record in Book 3807, page 457, said Register's Office. Subie C. Fox Knight and husband, Walker L. Knight conveyed subject property to Margie Dianne Fox Graves, reserving unto themselves, Subie C. Fox Knight and husband, Walker L. Knight a life estate by Quitclaim Deed dated May 7, 1976, recorded May 11, 1976, of record in Book 5023, page 445, said Register's Office. Subie C. Fox Knight and Walker L. Knight are now deceased, leaving the remainder interest in subject property to Margie Dianne Fox Graves.

Margie Dianne Fox Graves and Dianne Apple are one and the same person.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1835, Pages 136-138, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090070700 DEEDWARR
Recvd: 10/16/09 15:03 2 pgs
Fees:13.00 Taxes:543.53
20091016-0096154

Subject to restrictions of record in Book 1788, Page 495; Book 2088, page 534; and Book 2105, page 633, said Register's Office.

This is (x) improved ( ) unimproved property known as 90 Vaden Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 14th day of October, 2009.

Dianne Apple

Dianne Apple **AKA**
MARGIE DIANNE FOX GRAVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Dianne Apple** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 2009.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY