Instr:200002090013228 Page: 1 OF 2
REC'D FOR REC 02/09/2000 8:58:47AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.60

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JANUARY 28, 2000.

Notary Public

MY COMMISSION EXPIRES: April 1, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, PC, 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dat T. Nguyen	OWNER	133-6264
3695 Tibbs Drive		
Nashville, Tennessee 37211		
(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, **R. RUSSELL MADDOX AND WIFE DOROTHY FAYE MADDOX**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAT T. NGUYEN AND WIFE, TUYEN KIM THI DINH** , 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. 2 on the Re-subdivision of Reserved Parcel No. 258 of North Natchez Park, of record in Book 4300, Page 129, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. Russell Maddox and wife Dorothy Faye Maddox by deed from Daniel M. Sherry, single of record in Book 5893, Page 803, Register's Office for Davidson County, Tennessee

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 3695 Tibbs Drive, Nashville, TN 37211

(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 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 my/our hand(s) this January 28, 2000.

R. Russell Maddox

Dorothy Faye Maddox

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Louise N. Tynes, a Notary Public in and for said County and State, the within named, R. Russell Maddox and wife Dorothy Faye Maddox , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this January 28, 2000

Commission expires: April 1, 2002

Louise N. Tynes Notary Public