Instr:200006260083323 Page: 1 OF 2
REC'D FOR REC 06/26/2000 2:00:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

BOX 10-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: **OCTOBER 25, 2003.**

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TAN KHOA NGUYEN et ux	**SAME**	**102-3-115**
(NAME) **529 LANDAU DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, XUAN TAN NGUYEN AND WIFE, RUOC THI NGUYEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAN KHOA NGUYEN AND WIFE, BACH MAI THI HA LE,** 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. 1263 on the Plan of Charlotte Park, Section XVIII, as of record in Book 3600, pages 51 and 52, Register's Office for said County.

Said Lot fronts 80 feet on the southerly side of Landau Drive and runs back 169.4 feet on the easterly line and 169.9 feet on the westerly line to a dead line in the rear on which it measures 67.05 feet.

Being the same property conveyed to Xuan Tan Nguyen and wife, Ruoc Thi Nguyen by deed from Terry Dale DeMoss and wife, Yvonne D. DeMoss of record in Book 9391, page 437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to and any and all easements, restrictions and conditions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Davidson County taxes for the year 2000 have been pro-rated and assumed by the grantees.

Unimproved ( )
This is improved(X) property, known as **529 LANDAU DRIVE, NASHVILLE, TN 37209**
(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 our hands this 26th day of June, 2000.

Xuan Tan Nguyen
XUAN TAN NGUYEN

Ruoc Thi Nguyen
RUOC THI NGUYEN

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 Xuan Tan Nguyen and Ruoc Thi Nguyen, 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 26th day of June, 2000.

Commission expires: **OCTOBER 25, 2003.**

Lee A. Cohen
Notary Public

