BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2000. Notary Public MY COMMISSION EXPIRES: **OCTOBER 25, 2003.** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/03/00 13:11 2pgs
Fees:11.00 Taxes:259.00
20001003-0097847

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
MARTHA NGUYEN	**SAME**	**90-16-63**
(NAME) **501 ANNEX AVENUE**	(NAME) **520 AMERICAN ROAD**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **NASHVILLE, TN 37209**	
(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, WILLIAM T. CURLEY AND WIFE, PATRICIA D. CURLEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTHA NGUYEN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 86 on the Plan of Charlotte Park, Section I, as of record in Book 2663, pages 2 to 6, both inclusive, as of record in Register's Office for said County.

Said Lot No. 86 fronts 70 feet on the northeasterly side of American Road, and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to William T. Curley and wife, Patricia D. Curley by deed from Larry G. Ozier and wife, Ruth J. Ozier, of record in Book 3768, page 13, 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.

Unimproved ( )
This is improved(X) property, known as **520 AMERICAN ROAD, 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 3rd day of October, 2000.

WILLIAM T. CURLEY

PATRICIA D. CURLEY

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 **William T. Curley and Patricia D. Curley,** 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 3rd day of October, 2000.

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

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public