BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$83,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2001 Notary Public MY COMMISSION EXPIRES: 10/25/2003 (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
XUAN TAN NGUYEN, ET UX	**SAME**	**91-9-258**
(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, **I, TODD SHEPHERD,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XUAN TAN NGUYEN AND WIFE, RUOC THI NGUYEN,** 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. 4 on the Plan of Corlew Subdivision of the T. M. Nall's Subdivision of the B. F. Cockrill Lands, as of record in Book 3482, page 165, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to MARK SHEPHERD AND TODD SHEPHERD, BOTH UNMARRIED, by deed from RE: ANTIQUES, INC., A TENNESSEE CORPORATION, of record in Book 9605, page 809, said Register's Office. The said Mark Shepherd having quitclaimed his interest in the subject property to TODD SHEPHERD, UNMARRIED, by deed of record in Book 10680, page 730, said Register's Office.

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

This is not the principal residence of the Grantor.

Davidson County DEEDWARR
Recvd: 10/12/01 12:52 2pgs
Fees:13.00 Taxes:307.10

20011012-0111532

Unimproved ( )
This is improved(X) property, known as **616A EASTBORO 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 my hand this 11th day of **October, 2001**.

TODD SHEPHERD

STATE OF OKLAHOMA

COUNTY OF Pottawatomie

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

Witness my hand and official seal at Shawnee, **Oklahoma** this 11th day of **October, 2001.**

Commission expires: 9-18-02.

DENISE K. MCINTYRE NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA POTTAWATOMIE COUNTY

Notary Public