Davidson County DEEDWARR
Recvd: 08/02/02 12:56 2pgs
Fees:13.00 Taxes:636.40
20020802-0092876

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of August, 2002.

Notary Public

My Commission Expires: 10-25-2003

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

After recording hold for: M.G.Gaston,Jr.

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jack Phan and Hong Diep V. Phan
159 Holt Hills Road
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 172-150-A-081.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ellen W. Oldacre**/an unmarried person hereinafter referred to as Grantors, hereby transfers and conveys to **Jack Phan and Hong Diep V. Phan, husband and wife** hereinafter referred to as 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,TN, being Lot No 119 on the Plan of Holt Woods, Section Six, of record in Plat Book 9700, Page 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ellen W. Oldacre, by Quitclaim Deed from John P. Oldacre, of record at Instrument #2000 032200 28974, Register's Office for Davidson County, Tennessee, dated February 24, 2000, and by Deed of record in Book 9950, page 130, dated February 16, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 11, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9570, Page 22, Book 9745, Page 43, Book 9933, Page 151, Book 9933, Page 153, Book 10062, Page 821, Book 10256,

Page 504, Book 10256, Page 506, Book 10258, Page 142, Book 10469, Page 57, Book 10800, Page 575, and Book 11096, Page 143, Register's Office for Davidson County, Tennessee.

Agreement for Joint Roadway-if-Applicable of record in Plat Book 5707, Page 706, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Plat Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record in Plat Book 7900, Page 668, Register's Office for Davidson County, Tennessee.

By-Laws of record in Plat Book 9570, Page 13, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 159 Holt Hills Road, Nashville, TN 37211.

**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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 1st day of August, 2002.

Ellen W. Oldacre

**Ellen W. Oldacre**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen W. Oldacre, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2002.

CINDY FREDRICKSON NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-28-2002

My Commission Expires SEPT. 28, 2002

05798-BW