#225074(3)

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41166**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/02 10:15 2pgs
Fees:13.00 Taxes:687.09

20020912-0111131

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,700.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 30 **DAY OF AUGUST, 2002.**

Regina E. Johnson
Notary Public

MY COMMISSION EXPIRES: 5-30-04

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MICHAEL Y. AUSTIN et ux **ANNA J. AUSTIN** **8041 Settlers Way** **Nashville, TN 37221**	SAME	**126-15-A-65**

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, HAI N. NGUYEN and wife, TIENDUNG P. NGUYEN**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL Y. AUSTIN and wife, ANNA J. AUSTIN**
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:

Being Lot No. 277, Phase One on the Plan of Boone Tract at Biltmore of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Hai N. Nguyen and wife, Tiendung P. Nguyen by deed from Jane Sethman Smith and husband, Ted A. Smith of record in Book 10996, Page 711, Register's Office for Davidson County, Tennessee.

Unimproved
This is improved (X) property, known as **8041 Settlers Way, Nashville, Tennessee 37221**

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 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 27th **DAY OF AUGUST, 2002.**

Hai N Nguyen
HAI N. NGUYEN

Tiendung Nguyen
TIENDUNG P. 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 HAI N. NGUYEN and wife, TIENDUNG P. NGUYEN, the bargainors, 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 the 27th day of August, 2002.

Patricia E. Abshire

NOTARY PUBLIC

My Commission Expires: 6/29/04

