Davidson County DEEDWARR
Recvd: 09/30/02 15:44 2pgs
Fees:13.00 Taxes:1110.00

20020930-0118698

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/26/03

~~My Commission Expires July 26, 2003~~ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Story Van Nguyen	Wells Fargo Home Mortgage, Inc.	Map: 171-12A-45
(NAME)	(NAME)	
709 Palmetto Court	P.O. BOX 4148	Parcel:
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Fredrick, MD 21705-4148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, GREGORY W. GOLDEN AND WIFE, LYNN J. GOLDEN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto STORY VAN 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 all of Lot No. 44, SECTION TWO OF THE ADDITION TO BRELAN PARK AT SADDLEWOOD, as shown by plat appearing of record in Plat Book 7900, page 963, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gregory W. Golden and wife, Lynn J. Golden by Warranty Deed of record in Book 9978, Page 868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 8891, page 850; First Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions in Book 9462, page 398; Amended and Restated First Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions in Book 9480, page 387, Second Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions in Book 9670, page 494; By-Laws in Book 8891, page 869; and, any and all matters as shown on plat of record in Plat Book 7900, page 963; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 709 Palmetto Court, Brentwood, TN 37027
(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 and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 September, 2002.

Gregory W. Golden by Lynn J. Golden, his Attorney in Fact

Lynn J. Golden

STATE OF Tennessee

COUNTY OF Davidson

On this 27th day of September, 2002, before me personally appeared , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Gregory W. Golden and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument +, Register's Office of Davidson County, Tennessee.

+20020930-0118697

Witness my hand and official seal, this 27th day of September, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076