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20021016-0127253

# Warranty Deed

*This Instrument Prepared By:*
**Marbut Glenn Gaston, Jr., Attorney at Law**
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

**Old Republic Title: Owner's Title Number:** _____

| Name & Address of Property Owner: | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| Richard C. Moore and wife | First Horizon Home Loans | Map: 133-06 |
| 625 Hill Road | mail code 6708<br>10741 King William | Parcel: 264 |
| Brentwood, Tn 37027 | Dallas, Texas 75220 | 6DA-56735 |

**For and in Consideration** of the sum of $ **123,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Dat T. Nguyen **and wife** Tuyen Kim Thi Dinh

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Richard C. Moore and wife, Helen L. Moore

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 2**, on the plan of the **Resubdivision of Reserved Parcel No. 258 of North Natchez Park** as of record at **Plat Book 4300, page 129**, in the Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **20000209-0013228**, in said Register's Office, and the above description is the same as appears therein.

**This conveyance is subject to** current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: Said plan of record at Plat Book 4300, page 129 said Register's Office.

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This is **IMPROVED** property known as: 3695 Tibbs Drive, Nashville, TN 37211
{~~unimproved~~/ improved}

**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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 10th day of October, 20 02

Dat T. Nguyen

Tuyen Kim Thi Dinh

**STATE OF TENNESSEE:**
**COUNTY OF DAVIDSON:**

The actual value or consideration, whichever is greater, for this transfer is $ 123,000.00.

, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON October 11, 2002.

My Commission Expires: MY COMMISSION EXPIRES JULY 29, 2006

Notary Public

**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

Dat T. Nguyen **and wife** Tuyen Kim Thi Dinh

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on October 10, 2002.

My Commission Expires: 10-25-2003

Notary Public: Marbut Glenn Gaston, Jr.

**STATE OF TENNESSEE:**
**COUNTY OF** _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public