Box 13
464

Davidson County DEEDWARR
Recvd: 12/06/02 13:54 2pgs
Fees:13.00 Taxes:432.90
20021206-0150800

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

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$117,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 14 **DAY OF NOVEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 5/28/06

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 #
Nhan B. Duong **Thu Hong T. Nguyen** **4866 Shasta Drive** **Nashville, TN 37211**	Wells Fargo Home Mortgage 27555 Ynze Rd. Temecula, CA 92591	**133-16-198**

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, DALLAS LAYNE BRASWELL and wife, MERRY BETH BRASWELL**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NHAN B. DUONG and THU HONG T. NGUYEN**, husband and wife,

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. 70 on the Welch Meadows Subdivision, Section 2, as of record in Book 3700, Page 60, Register's Office for Davidson County, TN.

Said Lot No. 70 fronts 80.95 feet on the easterly margin of Shasta Drive and runs back between lines measuring 152.25 feet on the northerly line and 112.86 feet on the southerly line to a dead line measuring 65.93 feet thereon.

Being the same property conveyed to Dallas Layne Braswell and wife, Mary Beth Braswell by Warranty Deed from Russell e. Mallory and wife, Sheliah Mallory of record in Book 11322, Page 577, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as **1866 Shasta Drive, Nashville, Tennessee 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 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 14th DAY OF NOVEMBER, 2002.

Dallas Layne Braswell
DALLAS LAYNE BRASWELL

Mary Beth Braswell
MERRY BETH BRASWELL

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 DALLAS LAYNE BRASWELL and wife, MERRY BETH BRASWELL, 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 14 day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.