# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/03 15:19 1pgs
Fees:13.00 Taxes:777.00

20030707-0093156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hau Tran | David Piccinini, Inc. | 60-7-115 |
| (NAME) | (NAME) | |
| 318 Ewing Drive | 11111 Hall Road, Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37207 | Utica, MI 48317 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Lurton E. Lipscomb, Sr., married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hau Tran, unmarried**, 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 the northerly part of Lot No. 4 on the Map showing the subdivision of the James Cunningham Place, as of record in Book 421, Page 173, Register's Office for said County.

Said part of Lot No. 4 fronts 197.50 feet on the southerly side of Ewing Lane and extends back 480.84 feet on the easterly line and 494.42 feet on the westerly line, as measured from the center of said Road, to a dead line, which is 360 feet north of the northerly margin of Stanwyck Drive, measuring 197.5 feet on said dead line.

Being the same property conveyed to Lurton E. Lipscomb, Sr. by deed of record in Book 9735, Page 644, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 138 Ewing Drive, Nashville, TN 37207

(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 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 my hand this 27th day of June, 2003.

Lurton E. Lipscomb. Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned a Notary Public for said county and State, Lurton E. Lipscomb, Sr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2003.

Commission expires:

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

Notary Public