This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030370

Davidson County DEEDWARR
Recvd: 09/30/03 10:57 2pgs
Fees:13.00 Taxes:517.63
20030930-0144080

**Send Tax Bills To:**
Thuong Nguyen
6469 Thunderbird Drive
Nashville, TN 37209

**New Owner is:**
6469 Thunderbird Drive
Nashville, TN 37209

MAP: 102-04
PARCEL: 121.00-

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Louise N. Watson and Brenda W. Flowers**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Thuong Nguyen**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1101 on the Plan of Charlotte Park, Section 19, of record in Book 3600, page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1101 fronts 81.38 feet on the southeasterly margin of Thunderbird Drive and extends back between lines measuring 150.2 feet on the southwesterly line and 151.8 on the northeasterly line to a dead line in the rear measuring 89.8 feet thereon.

Being the same property conveyed to Louise N. Watson and Brenda w. Flowers, both unmarried by Deed from Michael L. Rickenbaker and Allison R. Rickenbaker his wife dated 09/18/86, recorded 09/19/86, in Book 6985, page 497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record inBook 3821, page 399, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of September, 2003.

GRANTOR:

Louise N. Watson

**Louise N. Watson**

**Brenda W. Flowers**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE )**
**COUNTY OF** Davidson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Louise N. Watson and Brenda W. Flowers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of September, 2003.

Melissa L. Collins
Notary Public

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

My Commission Expires: 3/24/04

**STATE OF TENNESSEE )**
**COUNTY OF** Davidson **)**

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

**SWORN TO** and subscribed before me this 26th day of September, 2003.

Melissa L. Collins
NOTARY PUBLIC

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

My commission expires:

3/24/04