RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42502

Davidson County DEEDWARR
Recvd: 10/23/03 13:03 2pgs
Fees:13.00 Taxes:277.50

20031023-0156878

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 15th day of October, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Son T. Nguyen	Same	98-38.01
5058 John Hager Road		
Hermitage, TN, 37076		

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, I/WE,

Carolyn D. Canfield and husband Tracy Canfield

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Son T. Nguyen, married AND WIFE, NGOC T. DO

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:

Beginning at a point in the northerly margin of John Hager Road; said point being the southwest corner of the tract herein conveyed and the southeast corner of the Tract No. 6; thence north 2 deg. 30' east, 946.7 feet to an iron pin; thence south 85 deg. 10' east, 150.4 feet to an iron pin; thence south 2 deg. 30' west, 857.0 feet to an iron pin in the northerly margin of John Hager Road; thence in a southwesterly direction along the northerly margin of John Hager Road, 171.3 feet to the point of beginning and containing 3.1 acres, more or less.

Being the same property conveyed to Carolyn D. Canfield by Quitclaim Deed from Ruby Lue Walker of record in Instrument No.: 20020724-0088829 and in Instrument No.: 20010403-0032213, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 5058 John Hager Road, Hermitage, TN 37076

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/our hand(s) this 15th day of October, 2003

Carolyn D. Canfield

Tracy Canfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Carolyn D. Canfield and husband Tracy Canfield, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2003

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZZEI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAR

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED