RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42550

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/03 14:16 2pgs
Fees:13.00 Taxes:534.65

20031028-0158745

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$144,500.00.**

X Kathy L Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 27th DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 28, 2006

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 #
CHARLIE A. NGUYEN et ux **530 River Rouge Drive** **Nashville, TN 37209**	Cavalry Mortgage One Burton Hills Blvd, Suite 110 Nashville, TN 37215	**90-16-162** **8DA 33235**

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, ROY CARL CAMPBELL and wife, JEN P. CAMPBELL**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLIE A. NGUYEN and wife, KATHY L. NGUYEN**

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 Lot No. 666, on the Plan of Charlotte Park, Section Eleven, of record in Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 666 fronts 71.0 feet on the northeasterly margin of River Rouge Drive and extends back 210.8 feet on the northwesterly line and 207.6 feet on the southeasterly line to a dead line in the rear, measuring 71.0 feet thereon. SOURCE OF DESCRIPTION: THIS IS THE DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

BEING the same property conveyed to Roy Carl Campbell and wife, Jen P. Campbell by deed from Robert P. Cowell, Sr. and wife, Glorianna G. Cowell, of record in Book 8613, page 521, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **530 River Rouge Drive, Nashville, Tennessee 37209**

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 27TH day of October, 2003.

Roy Carl Campbell

ROY CARL CAMPBELL

Jen P. Campbell

JEN P. CAMPBELL

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 ROY CARL CAMPBELL and wife, JEN P. CAMPBELL, 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 27 **day of October, 2003.**

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. BATSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.