Davidson County DEEDWARR
Recvd: 02/19/04 11:56 2pgs
Fees:13.00 Taxes:459.64

20040219-0019239

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42708

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$124,226.00 Melissa L. Collins
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 27th DAY OF JANUARY, 2004.
Heather N. Moore
Notary Public
MY COMMISSION EXPIRES: 8/22/07

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
TUNG T. TO **6116 Nashua Avenue** **Nashville, TN 37209**	Tung T. To 6116 Nashua Ave. Nashville, TN 37209	91-5-240 8DA 28726

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, ROY NEWSOM, JR., Married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TUNG T. TO**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot number 33 on the plan of Mosswood Heights, Section II, as of record in Book 4175, page 921, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy Newsom, Jr., by deed from Federal National Mortgage Association, of record in Instrument Number 20030402-0043526, Register's Office for Davidson County, Tennessee.

This is investment property and is not the residence of Grantor nor his spouse.

Unimproved ( )
This property is improved (X) known as 6116 Nashua Avenue, 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 MY HAND THIS 27th DAY OF JANUARY, 2004.

Roy Newsom Jr. by Allen L. Mayo AIF
ROY NEWSOM, JR.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 27th day of January, 2004, before me personally appeared ALAN D. MAZER, to me known to be the person who executed the foregoing instrument in behalf of ROY NEWSOM, JR., as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said ROY NEWSOM, JR., as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of January, 2004.

Heather M. Moore
NOTARY PUBLIC

My Commission Expires: 8/22/07

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007