Davidson County DEEDWARR
Recvd: 05/05/04 10:55 2pgs
Fees:13.00 Taxes:386.65

20040505-0051197

My commission expires:_____	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $104,500.00 Affiant Subscribed and sworn to before me, this 28th day of April, 2004. 11-24-07 Notary Public
Notary Stamp	

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roy D. Parker **Phan Thi Nyugen**	New Owner	**162-7-90**
4960 Shihmen Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ricardo Colazo and wife, Maria Sanchez

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

Roy D. Parker and Phan Thi Nyugen, both 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 Lot No. 101, on the plan of Antioch Park, Section 3, as shown by plat of record in Plat Book 4460, page 25, of the Register's Office for Davidson County, Tennesse, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ricardo Colazo and wife, Maria Sanchez, by Warranty Deed, from Randy L. Hinderling, a single person, of Record in Instrument # 20020502-0053876, Dated April 26, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 4460, Page25, Register's Office for DAVIDSON County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 4519, Page 933, Register's Office for DAVIDSON County, Tennessee.
3. Any and all visible easements lying on or across the property.
4. This is improved (X) unimproved ( ) property known as 4960 Shihmen Drive, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 28th day of April, 2004.

Ricardo Colazo

Maria Sanchez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Ricardo Colazo and wife, Maria Sanchez, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2004.

My Commission Expires:_____

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005