McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,000.00

Affiant

Subscribed and sworn to before me, this 24th day of June, 2005.

Notary Public

My commission expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 14, 2009
(Notary Stamp)

Davidson County DEEDWARR
Recvd: 06/29/05 10:56 2 pgs
Fees:13.00 Taxes:462.50
20050629-0074676

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Khanh T. Huynh **Ricky Ly**	**Countrywide Home Loans**	**Map 147-10, Parcel 71**
5051 Edmondson Pike	**801 Crescent Center Drive, Suite 510**	
Nashville, TN 37211	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE 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,

Eileen H. Meseke, unmarried,

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

Khanh T. Huynh, a single person, and Ricky Ly, a single person

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. 316, on the Plan of Section Five, Caldwell Country Estates, of record in book 3300, page 16, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eileen H. Meseke, by Warranty Deed, from Gordon J. Meseke, of record in Book 4769, page 925, Dated April 24, 1973, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT THE FOLLOWING PROPERTY AS CONVEYED IN BOOK 8493, PAGE 446, :
Land in Davidson County, Tennessee, being a part of Lot 316, on the Plan of Section Five, Caldwell Country Estates, of record in Book 3300, page 16, Register's Office for Davidson County, Tennessee and being further described as follows:
Beginning at a point, said point being the northeastern property corner 25 feet from the centerline of Edmondson Pike; thence along a curve of radius 750 feet for 57.19 feet to a point; thence S 20 deg. 08' W for 28 feet to a point on the southern property line; thence N 69 deg. 52' W for 5 feet to a point; thence N 20 deg. 08' E for 28 feet to a point; thence along a curve to the right of radius 755 feet for 57.57 feet to a point on the northern property line; thence S 65 deg. 29' 52" E for 5 feet to the point of beginning and containing an area of 426.90 square feet, more or less.

Being part of the same property conveyed to Eileen H. Meseke, by Warranty Deed, from Gordon J. Meseke, of record in Book 4769, page 925, Dated April 24, 1973, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 3300, page 16, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3279, page 556, Register's Office for DAVIDSON County, Tennessee.
Temporary Construction Easement granted to The Metropolitan Government of Nashville and Davidson County of record in Book 8493, Page 446, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 5051 Edmondson Pike, Nashville, TN 37211.

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 24th day of June, 2005.

Eileen H. Meseke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Eileen H. Meseke, the within named sellers, with whom I am personally acquainted (or who proved to me their identity 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 24th day of June, 2005.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05325-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027