WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 168,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF August, 2005

NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

MY COMMISSION EXPIRES
(AFFIX SEAL) MARCH 14, 2007

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Brian Langlinais	Same as New Owner's	MAP 72-15
(NAME)	(NAME)	
1807 Ordway Place		PARCEL 201
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Aubrey Hiam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Brian Langlinais and wife, Natalie K. Langlinais

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. 25 on the Plan of Riverside Drive Subdivision, as of record in Book 974, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed on February 26, 1996 to Aubrey Hiam by Warranty Deed from Kolleen B. Hudgins, unmarried of record in Book 9957, Page 821, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO CERTAIN NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF RIVERSIDE DRIVE SUBDIVISION, OF RECORD IN BOOK 974, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 664, PAGE 392 AND BOOK 1165, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY. SUBJECT TO A SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT IN FAVOR OF METROPOLITAN GOVERNMENT OF RECORD IN BOOK 4144, PAGE 803, REGISTER'S OFFICE FOR SAID COUNTY.

Davidson County DEEDWARR
Recvd: 08/17/05 10:50 2 pgs
Fees:13.00 Taxes:251.60

20050817-0097580

unimproved ( )
This is improved (X) property, known as 1707 Riverside Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of August, 2005

Aubrey Hiam
By:

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Jennifer Gregory, a Notary Public in and for said County and State, the within named Aubrey Hiam

the bargainor he, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 1st day of August, 2005.

Commission expires 3-14-07

Notary Public

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 14, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the

and respectively of the Aubrey Hiam the within named bargainor, and corporation, and that he as such

and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at Madison, TN on this the 1st day of August, 2005.

My commission expires

Notary Public