WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 08/29/05 13:58 2 pgs
Fees:13.00 Taxes:351.50

20050829-0103244

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Melissa Sackreid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2005.

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian K. Ferguson	SAME	Map 98
(NAME)	(NAME)	Parcel 38.01
236 Sailboat Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **SON T. NGUYEN AND WIFE, NGOC T. DO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN K. FERGUSON AND WIFE, JOAN E. FERGUSON,** 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, described as follows:

Beginning at a point in the northerly margin of John Hager Road; said point being the southwest corner of the tract herein conveyed and the southeast corner of Tract No. 6; thence north 2 deg. 30' east 946.7 feet to an iron pin; thence south 85 deg. 10' east 150.4 feet to an iron pin; thence south 2 deg. 30' west 857.0 feet to an iron pin in the northerly margin of John Hager Road; thence in a southwesterly direction along the northerly margin of John Hager Road 171.3 feet to the point of beginning and containing 3.1 acres, more or less.

Being the same property conveyed to Son T. Nguyen and wife, Ngoc T. Do by deed from Carolyn D. Canfield and husband, Tracy Canfield, of record in Instrument #20031023-0156878, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) easement of record in Book 1255, page 347, said Register's Office; and (c) restrictive covenants of record in Instrument#20010403-0032213, said Register's Office.

* PROPERTY IS SOLD "AS IS" WITH ALL FAULTS *

unimproved ☒

This is improved ☐ property, known as 5058 John Hager Road, Hermitage, TN 37076
(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 our hands this 25th day of August, 2005.

Son T. Nguyen

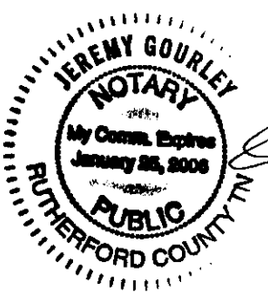
Ngoc T. Do

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 Son T. Nguyen and Ngoc T. Do, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2005.

Commission expires:



Notary Public