(1)

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **44219**

Davidson County DEEDWARR
Recvd: 10/07/05 10:18 2 pgs
Fees:13.00 Taxes:551.30
20051007-0121209

WARRANTY DEED

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
KHANH T. HUYNH and **RICKY LY** 1073 Meandering Way Franklin, Tennessee 37067	New Owner	**147-1-238** **6DU 18905**

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 **WE, RICHARD L. SHORT and wife, DANA OVERBEY SHORT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KHANH T. HUYNH and RICKY LY** , both unmarried

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

BEING Lot No. 254 on the Plan of Caldwell Hall, Section II, of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 fronts 80 feet on the southerly side of Harding Place and extends back 159.7 feet on the westerly line and 157.8 feet on the easterly line to a dead line in the rear on which it measures 80.05 feet.

Being the same property conveyed to Richard L. Short and Dana Overbey Short, husband and wife, by deed from Elizabeth J. Lancaster, unmarried, of record in Book 7522, page 844, Register's Office for Davidson County, Tennessee.

This is improved property known as **619 Harding Place, Nashville, Tennessee 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, 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 30TH DAY OF SEPTEMBER, 2005.

X _____
RICHARD L. SHORT

X Dana Overbey Short
DANA OVERBEY SHORT

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 RICHARD L. SHORT and DANA OVERBEY SHORT, husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 30th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.