Davidson County DEEDQC
Recvd: 11/08/05 12:26 3 pgs
Fees:17.00 Taxes:0.00

20051108-0135283

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Quitclaim Deed

Date of this Document: 11-8-05

Reference Number of Any Related Documents: 2004 0211 0016229

Grantor:

Name: Christopher Eric Mullaney
Street Address: 112 New Haven Ct
City/State/Zip: Nashville TN 37214

Grantee:

Name: TRAM DUC NGOC DANG
Street Address: 112 NEW HAVEN CT
City/State/Zip: NASHVILLE TN 37214

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): LOT 50, HARBORVIEW SEC 2, 112 New Haven CT

Assessor's Property Tax Parcel/Account Number(s): 108120B25500CO

THIS QUITCLAIM DEED, executed this 8th day of November, 2005, by first party, Grantor, Christopher Eric Mullaney, whose mailing address is 112 NEW HAVEN CT Nashville TN 37214, to second party, Grantee, TRAM DUC NGOC DANG, whose mailing address is 112 NEW HAVEN CT NASHVILLE TN 37214.

WITNESSETH that the said first party, for good consideration and for the sum of 117 500 00 Dollars ($ 117 500,00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

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which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN.
to wit:

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness
Print Name of Witness DONG - XUAN - NGUYEN

Signature of Witness
Print Name of Witness

Signature of Grantor Christopher E Mullaney
Print Name of Grantor Christopher E Mullaney

TRAM DUC NGOC NGUYEN

State of Tennessee)
County of Davidson)

On November 8th, 2005, before me, Frank V. Schriver, appeared Christopher E. Mullaney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Christopher Eric Mullaney
112 Newhaven CT
Nashville TN 37214

Affiant SCK known ✓ Produced ID
Type of ID TN. DL # 060740704

NOTARY PUBLIC AT LARGE (Seal)
DAVIDSON COUNTY

MY COMMISSION EXPIRES
NOVEMBER 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Christopher E Mullaney
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 8 DAY OF NOV 20 05
Deputy Register

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Davidson County DEEDMARR
Recvd: 02/11/04 08:04 2pgs
Fees:13.00 Taxes:434.75

[redacted]

WARRANTY DEED

20040211-0016229

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Christopher E. Mullaney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 20 04

Notary Public

MY COMMISSION EXPIRES: January 27, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher E. Mullaney (NAME)	NEW OWNER (NAME)	MAP 108-12-0-B
112 New Haven Court (ADDRESS)	(ADDRESS)	PARCEL 255 CO
Nashville, TN 37214 (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, Precision Homes, Inc.

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

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:

BEING Lot No. 50, on the Plan of Final Plat, Section Two, Harborview, Final Phase, of record in Plat Book 9700, Page 708, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Precision Homes, Inc. by deed from Third National Bank, of record in Book 9821, Page 130, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10125, Page 494; Book 10344, Page 233; Book 10386, Page 334; Instrument 19991215-0303474 and Book 10316, Page 891, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 708, said Register's Office.

unimproved ( )
This is improved (X) property, known as 112 New Haven Court, Nashville, TN 37214
(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 28th day of January 20 04

Precision Homes, Inc.
By: [signature]
Gil Smith, President