Davidson County DEEDWARR
Recvd: 01/18/06 15:53 2 pgs
Fees:13.00 Taxes:740.00

20060118-0006872

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF January 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 04-27-07

THIS INSTRUMENT PREPARED BY:	Richard Hedgepath, Jr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Loc Nguyen	Same	Map-Par.: 91-13-354
652 Williamsport Court		
Nashville TN 37221		

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, **William R. Malone and wife, Rebecca Malone,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loc Nguyen,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Map showing subdivision of John M. Branham's Farm, as of record in Book 547, page 14, Register's Office for said County, described as follows:

Beginning in the center of Charlotte Pike, at the corner of Lots Nos. 4 and 5; thence South 5 ½ deg. East with the line between said two lots 360 feet to a point; thence westerly and parallel to the center of Charlotte Pike 50 feet to a point; thence northerly and parallel to the dividing line between Lots Nos. 4 and 4 360 feet to the center of Charlotte Pike; thence easterly with the center of said Charlotte Pike 50 feet to the beginning.

Being the same property conveyed to WILLIAM R. MALONE, by deed from JOANNE M. MALONE, of record in Book 5514, page 534, and by deed from MARGARET BEATRICE THOMPSON, A WIDOW, of record in Book 4266, page 999, said Register's Office.

This real property is being sold "AS IS" without any warranty or guarantee as to the environmental conditions or issues affecting said real property.

Rebecca Malone, the wife of William R. Malone, is joining in this conveyance to convey any and all spousal interest she may have in the above-described real property as a result of being the wife of William R. Malone.

This is the same description as in the previous deed of record.

This is improved property known as: 5911 Charlotte Ave., Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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 hands this 18th day of January 2006.

William R Malone
WILLIAM R. MALONE – Grantor

Rebecca M. Malone
REBECCA MALONE – Grantor

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 WILLIAM R. MALONE AND WIFE, REBECCA MALONE, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January 2006.

NOTARY PUBLIC

My commission expires: 01-27-07

