Davidson County DEEDWARR
Recvd: 08/03/06 09:56 2 pgs
Fees:13.00 Taxes:717.80

20060803-0094484

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER IS~~ $194,000.00

Affiant

WARRANTY DEED

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 28th DAY OF July, 2006.

Carol A Clawson
Notary Public

P-WG-06-0905

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Nguyen	Adam Nguyen	
905 Spring Lake Ct.	(NAME) 905 Spring Lake Ct.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	141070B19000CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT J. BOYD, III AND SUSAN DAUGHERTY BOYD, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM NGUYEN AND WIFE, HOA NGUYEN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 197 on the Plan of Somerset Farms, Section 4, Phase 4, a PUD, as of record in Book 9700, page 658, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert J. Boyd, III and Susan Daugherty Boyd, husband and wife, by deed (DEEDWARR) from Steven G. Patrick and wife, Aimee C. Patrick of record in Deed Instrument 200304090047258 on 04/07/2003 and filed for record on 04/09/2003 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 905 SPRINGLAKE COURT, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 28th day of July, 2006.

Robert J. Boyd, III

Susan Daugherty Boyd

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 28th day of July, 2006, before me personally appeared Robert J. Boyd, III and Susan Daugherty Boyd, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of July, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

~~RETURN TO~~:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

.eturn to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5885 Fax. (615) 883-7543