New Owner:
Cary Ryan
8045 Boone Trace
Nashville, TN 37221

This instrument prepared by:
Brogdon, Creasy, Kelly & Sanders, PLLC
230 North Main Street
Dickson, TN 37055
BCKS #06-090149

Davidson County DEEDWARR
Recvd: 11/16/06 10:14 2 pgs
Fees:13.00 Taxes:740.00



20061116-0142332

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S), AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kha Nguyen and wife, Muoi Thi Luong

HEREINAFTER CALLED THE GRANTOR HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Cary Ryan, unmarried

HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE **5th** CIVIL DISTRICT OF ~~**DICKSON**~~ DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 226 on the plan of Boone Trace at Biltmore, Section Five of record in Instrument No. 200006220062086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kha Nguyen, unmarried, by Deed from Fox Ridge Homes, Inc., F/K/A NVR Fox Ridge, Inc., dated October 12, 2000, in Instrument #20001020-0104079, in the Register's Office of Davidson County, Tennessee.

Subject to all matters appearing on the Plan of record in Instrument No. 200006220062086, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 7265, Page 657; Book 9342, Page 312; as corrected in Book 9735, Page 931, as amended in Book 10306, Page 817, as amended in Book 11455, Page 443, as amended in instrument #20001211-0121618, Register's Office of Davidson County, Tennessee.

Subject to an easement of record in Instrument #20040204-0013636, Register's Office of Davidson County, Tennessee.

Subject to H.O.A. Charter of record in Book 9607, Page 534, Register's Office of Davidson County, Tennessee.

With reference being made to a Quitclaim Deed for Open Space Area of record in Instrument #20011119-0126831, in the Register's Office of Davidson County, Tennessee.

Subject to the right of way of Boone Trace and Canoe Court.

2006 County property taxes have been prorated and will be the responsibility of the Grantee(s).

TOGETHER 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. Whenever 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, this 12th day of **October, 2006**.

Muoi Thi Luong does join here together with Kha Nguyen to convey any marital interest that she may have in the above described property.

Kha Nguyen

Muoi Thi Luong

By: Kha Nguyen
By: Kha Nguyen, Atty. In Fact ATTY. IN FACT

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 **Kha Nguyen,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this 12th day of **October, 2006.**

My commission expires: 2/20/2007

Notary Public

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

STATE OF: Tennessee
COUNTY OF: DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kha Nguyen as Attorney In Fact for Muoi Thi Luong (By Power of Attorney of record in Instrument No.** 20061116-0142331**, Register's Office of Davidson County, Tennessee)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged **him**self to be authorized by said power of attorney to sign for the within named bargainor, and that **he** executed the foregoing instrument for the purposes therein contained, by signing **her** name.

Sworn to and subscribed before me this 12th day of **October, 2006.**

My commission expires: 2/20/2007

Notary Public

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

STATE OF: Tennessee
COUNTY OF: Williamson

The actual consideration or value, whichever is greater, for this transaction is: **$200,000.00**

Affiant

Sworn to and subscribed before me this 12th day of **October, 2006.**

My Commission Expires: 9/16/09

Notary Public

KEVANA M. NIXON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MAP and PARCEL NUMBER:
#126150A24800CO

Send Tax Statement to:
Same as Newowner