WARRANTY DEED 9570

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF NOVEMBER, 2006.**

Notary Public

MY COMMISSION EXPIRES: **September 26, 2010**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann H. Nguyen and Tom Nguyen	**Ann H. Nguyen**	**148-00-0-021.00**
(NAME) **O Ezell Road**	(NAME) **5440 Reagan Run**	Davidson County DEEDWARR Recvd: 11/20/06 13:57 2 pgs Fees:13.00 Taxes:333.00 **20061120-0143807**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Antioch, TN 37013**	
(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, **Gary Armstrong**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann H. Nguyen and Tom Nguyen**, 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:

Land Located in the 28th Councilmanic district of Nashville, Davidson County, Tennessee on the westerly margin of Ezell Road, South of Lallemand Court described according to a boundary survey dated 9-27-05 by Campbell, McRae and Associates Surveying Inc., (John Hood Tn. R.L.S. #1838) as follows:

Beginning at a concrete monument (old) on the westerly margin of Ezell Rd. (50' R.O.W.), said monument being the southeast corner of the reserved parcel south of Lot 12, Luna Heights Section 1 (Book 2854, Page 50 R.O.D.C, TN)
Said reserved parcel being owned by Robert Potts (Book 4795, Page 895 R.O.D.C., TN.); Thence with said westerly margin south 01 degrees, 20 minutes, 00 seconds west 59.34 feet to an iron rod (new) at the beginning of a curve to the left having a radius of 513.04 feet an included angle of 19 degrees 02 minutes 28 seconds a chord bearing and distance of South 07 degrees 08 minutes and 15 seconds east 169.71 feet and an arc length of 170.50 feet to a mag nail (new) in the centerline of the abandoned right of way of Bakertown Road as shown on Mangum Heights (Book 2330, Page 147, R.O.D.C., TN.), said nail being the reversion corner of said abandoned right of way at the most northerly corner of the Everett B. Gilley Land (Book 3901, Page 613, R.O.D.C. TN.); Thence with said Gilley and said centerline of the abandoned Bakertown Road which runs 20 feet west of and parallel to reserved tract "A" shown on said Mangum Heights South 01 Degrees 20 Minutes 00 Seconds West 308.47 feet to an iron rod (new) in the easterly margin of Interstate 24; thence with said easterly margin North 29 degrees 15 minutes 17 seconds west 750.46 feet to a concrete monument (old) in the southerly line of Lot 16 of Luna Heights, Section 2 (Book 2900, Page 85 R.O.D.C., TN.) owned by Celista Hammond (Instrument # 20010614-0063034 R.O.D.C. TN.); thence leaving said interstate right of way with said Hammond south 71 degrees 29 minutes 00 seconds East 110.63 feet to a concrete monument (old) at the southwest corner of lot 12 of said Luna Heights Section 1 owned by Stephen E. Dixon (Book 7194, Page 75 R.O.D.C TN.) thence with said Dixon and passing the most westerly corner of the reserved parcel owned by said Potts South 71 degrees 29 minutes 00 seconds east 262.92 feet to the point of beginning containing 96,519.08 square feet, more or less.

Included by excluded from the above property description is as follows:

Land located in the 28th councilmanic district on Nashville, Davidson County, Tennessee South of Ezell Road described according to a boundary survey dated 9/27/05 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. 1838) as follows:

Commencing at a mag nail (new) in the centerline of the abandoned right of way of Bakertown Road as shown on Mangum Heights (Book 2330, page 147 R.O.D.C., TN), said nail being the reversion corner of said abandoned right of way at the most northerly corner of the Everett B. Gilley land (Book 3901, page 613 R.O.D.C., TN); thence with said Gilley and said centerline of the abandoned Bakertown Road which runs 20 feet west of and parallel to reserved tract "A" shown on said Mangum Heights S 01°20'00" W 171.38 feet to and iron rod (new) at the southeast corner of Lot 1 of the proposed Armstrong's Ezell Road Subdivision (plat not recorded as of this date) the true point of beginning for the herein described land; thence continuing with the said centerline of the

abandoned Bakertown Road S 01°20'00" W 137.09 feet to an iron rod (new) in the easterly margin of interstate 24; then with said easterly margin N 29°15'17" W 133.56 feet to an iron rod (new) at the southwest corner of said Lot 1; thence with the southerly line of said Lot 1 N 73°18'22" E 71.47 feet to the point of beginning containing 4658.40 sq. ft. or 0.11 acres.

Being the same proerty conveyed to **Gary Armstrong** by deed of record in Instrument 20051017-0124875, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **O Ezell Road, Nashville, TN 37211**

(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/our hand(s)** this **17th day of November, 2006**.

Gary Armstrong

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

Witness my hand and official seal at Antioch, Tennessee, this 17th day of November, 2006.

Commission expires: 11/24/07

Notary Public

ROGER PROCHI NOTARY PUBLIC AT DAVIDSON CO.