Davidson County DEEDWARR
Recvd: 11/20/06 14:06 2 pg
Fees:13.00 Taxes:477.30

20061120-0143820

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way Suite 208
Brentwood, TN 37027
06TN03441

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$129,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of November, 2006

Priscilla C. Hubbard
Notary Public

MY COMMISSION EXPIRES: May 24 2008

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PRISCILLA C. HUBBARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 N. MT. JULIET ROAD, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO: .	MAP-PARCEL NUMBERS
Anessa P. Vuong **213 Donna Drive** **Madison , TN 37115**	Bank of America 275 S. Valencia Ave. Brea, CA 92823	**042-16-0-123.00**

FOR AND IN 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,

Jerry C. Harlan and wife Wanda Gail Harlan

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

Anessa P. Vuong unmarried

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 in Davidson County, Tennessee, being Lot No. 22 on the Plan of Blair Heights, Section IV, of record in Book 2331, page 60, Register's Office for Davidson County.

Said Lot No. 22 fronts 133.5 feet on the easterly side of Donna Drive and runs back 304.67 feet on the South line and 296.82 feet on the Northerly line to a dead line in the rear and measures 133.73 feet thereon.

Being the same property conveyed to Jerry C. Harlan and wife, Wanda Gail Harlan, by Installment Deed from Paul C. Harlan and wife, Gladys Glen Harlan, dated May 8, 1970 and recorded May 11, 1970 in Book 4416, page 575, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **213 Donna Drive , Madison , TN 37115**
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 our hands this 15th day of November, 2006.

Jerry C. Harlan
Jerry C. Harlan

Wanda Gail Harlan
Wanda Gail Harlan

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry C. Harlan and wife Wanda Gail Harlan 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 Hendersonville Tennessee, this 15th day of November, 2006.

Commission Expires: 11-25-07

Darlene Edwards
Notary Public

