Davidson County DEEDWARR
Recvd: 11/20/06 14:09 2 pg
Fees:13.00 Taxes:499.50

20061120-0143831

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way Suite 208
Brentwood, TN 37115
06TN3356

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00

Affiant

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

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. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2525 Mt. Juliet Rd. STE. 208, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anessa P. Vuong **597 Westchester Drive** **Madison, TN 37115**	Bank of America 2755 Valencia Ave. Brea, CA 92823	**042-14-0-113.00**

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 , married

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, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of Sherry Heights Addition to Section Two, as of record in Book 4595, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 149.1 feet on the southerly side of Westchester Drive and extends back 287.1 feet on the easterly line and 206.2 feet on the westerly line to a dead line in the rear which is a broken line measuring 176.7 feet thereon.

Being part of the same property conveyed to Jerry C. Harlan, by \Warranty Deed from Alan Bubis,and Reynold Bubis, and Paul S. Gold, dated August 7, 1972 and recorded August 8, 1972 in Book 4626, page 49, Register's Office for Davidson County, Tennessee.

Wanda G. Harlan joins in this instrument for the purpose of conveying any right, title or interest she may have in the said property by virtue of marriage to Jerry C. Harlan.

Unimproved ( )
This is improved (X) property known as **597 & 599 Westchester 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

Wanda G. 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 G. 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

Notary Public

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY