Davidson County DEEDWARR
Recvd: 11/20/06 14:12 2 pg
Fees:13.00 Taxes:514.30

20061120-0143838

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way Suite 208
Brentwood, TN 37115
06TN3374

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$139,000.00 Nancy Enoch
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of November, 2006
NOTARY PUBLIC Notary Public
MY COMMISSION EXPIRES: May 24, 2008

PUBLIC NOTARY AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 Mt. Juliet. STE. 208, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anessa P. Vuong	Bank of America	**042-15-0-131.00**
100 A& B Beverly Drive	375 S. Valencia Ave.	**042-15-0-132.00**
Madison, TN 37115	Brea, CA 92823	

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:

Tract 1:
Land in Davidson County, Tennessee, being Lot 2-A, Zone Lot Division, Resubdivision of Lot 27, Blair Heights, Section 2, as of record in Book 6050, page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 2:
Land in Davidson County, Tennessee, being Lot 2-B, Zone Lot Division, Resubdivision of Lot 27, Blair Heights, Section 2, as of record in Book 6050, page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to \Jerry C. Harlan\, by \Quitclaim Deed\ from \Richard James and wife, Carolyn James\, dated \January 24, 2002\ and recorded \January 28, 2002\ in Instrument No. 20020128-0011368, also being a portion of the same property conveyed to Richard James and wife, Carolyn James by Warranty Deed from Jerry

Wanda G. Harlan joins in this instrument for the purpose of conveying anf 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 **100 A& B Beverly Drive, Madison, TN 37076**
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

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

IRENE EDWARDS
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY