Davidson County DEEDWARR
Recvd: 12/12/06 11:16 2 pgs
Fees:13.00 Taxes:980.50
20061212-0153199

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Le D. Nguyen and Trang T. Tran
2005 Sherbrooke Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
New Owner

MORTGAGEE:
CTX Mortgage Company, LLC
801 94th Avenue North
St. Petersburg, FL 33702

MAP	**180-4**
GROUP	**A**
PARCEL	**38**

R D3336

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Patrick M. Culligan, married***, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Le D. Nguyen and Trnag T. Tran**, 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. 162 on the Plan of Section One, Highland Creek, of record in Plat Book 9700, page 959 and 960, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Patrick M. Culligan, married by deed from Westminster Homes of Tennessee, Inc. of record in Instrument no. 20021101-0134207, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **2005 Sherbrooke Lane, Nashville, Tennessee 37211.**

***Jennifer R. Culligan joins in this conveyance to transfer all of her right, title, and interest in the subject property, marital or otherwise.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the 12 day of **October, 2006.**

Patrick M. Culligan by Jennifer R. Culligan as Attorney-in-fact

Patrick M. Culligan by Jennifer Culligan as Attorney-in-fact

Jennifer R. Culligan

Jennifer R. Culligan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jennifer R. Culligan**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained; and she further acknowledged that she is the **Attorney-in-fact for Patrick M. Culligan**, and she executed the within Warranty Deed for the purposes therein contained by signing the name of Patrick M. Culligan as his free act and deed.

WITNESS my hand and official seal this 12th day of October, 2006.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of October, 2006.

NOTARY PUBLIC

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-19-08