Return to:

**First National Financial Title**
**25 Century Blvd., Ste. 203**
**Nashville, TN. 37214**

N14915

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
2528 Mt. Juliet Road
MT. JULIET, TN 37122
06TN06TN03853

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/07 10:01 2 pgs
Fees:13.00 Taxes:388.50
20070103-0000921

NICHOLE RICHARDSON NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Wendy Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of December, 2006

Notary Public

MY COMMISSION EXPIRES: 11/25/07

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 |
|---|---|---|
| **Quy Nguyen**<br>**327 Valeria Drive**<br>**Nashville, TN 37209-5621** | **Countrywide Home Loans**<br>**P.O. Box 961206, FTWX-22**<br>**Ft. Worth , TX 76161** | **119-01-0-430.00** |

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,

**Thomas J. Beaver , Unmarried**

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

**Quy Nguyen Phoung Nguyen, Husband and Wife**

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. 18 in W. G. Thuss Addition to Nolensvillle Pike, as of record in Book 332, Page 67, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Beaver, unmarried by Warranty Deed from Sam L. Wellington dated July 6, 1977 and recorded July 8, 1977 in Book 5168, Page 517, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X) property known as **327 Valeria Drive, Nashville, TN 37209-5621**
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 28th day of December, 2006.

Thomas J. Beaver by Houston E. Hill Attorney in Fact
**Thomas J. Beaver**

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 Thomas J. Beaver 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 _____, Tennessee, this 29th day of December, 2006.

Commission Expires:_____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of December 2006, before me personally appeared Houston Hill to me known to be the person who executed the foregoing instrument in behalf of Thomas J. Beaver as ~~her~~ Attorney in Fact, and acknowledged that ~~she~~ he executed the same as the free act and deed of the said Thomas J. Beaver

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 28th day of December, 2006.

Commission Expires: 11/25/07 _____
Notary Public

