Davidson County DEEDWARR
Recvd: 07/17/07 13:42 2 pgs
Fees:13.00 Taxes:739.63
20070717-0085098

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070319

Send Tax Bills To:
Countrywide Home Loans, Inc.
750 Old Hickory Blvd. #180
Brentwood, TN 37027

New Owner is:
Tin Duy Nguyen
1860 Olive Circle
Nashville, TN 37217-3850

MAP: 135-10-0C

PARCEL: 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James M. Fischer, Jr.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tin Duy Nguyen, unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1860 Olive Circle, Nashville, TN 37217**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, TN, being Lot No. 17, on the Plan of Section One, Ransom Park, of record in Instrument No. 20011023-0115381, Register's Office for Davidson County,TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James M. Fischer, Jr., from Robert L. Goodall and wife, Tara D. Goodall by deed dated March 29, 2007 and recorded in Instrument # 20070330-0038104, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The subject property was never used as the principal residence of the Grantor or his spouse, if any.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 1st day of July, 2007.

GRANTOR(S):

JAMES M. FISCHER, JR.

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James M. Fischer, Jr.** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 1st day of July, 2007.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$199,900.00**.

AFFIANT

SWORN TO and subscribed before me this the 1st day of July, 2007.

PEGGY R. HILL
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09