Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/19/07 12:08 3 pgs
Fees:18.00 Taxes:466.20
20070719-0085946

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me, this 18th day of July, 2007.

Notary Public
My commission expires: 2009

LYNDBODDE NOTARY PUBLIC AT LARGE WILL TENN

02-0707-45627

Address of New Owner:	Send Tax Bills to:	Tax Information
Linh D. Nguyen 1435 Antioch Pike Antioch TN 37013	Same/new owner	118-03-0-136

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ray Baumgartner and wife, Ruth Ann Baumgartner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Linh D. Nguyen and spouse Hong Tien Nguyen, with joint rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT A

Ruth Ann Baumgartner, spouse of Ray Baumgartner, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1435 Antioch Pike, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of July, 2007.

Ray Baumgartner

Ruth Ann Baumgartner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray Baumgartner and Ruth Ann Baumgartner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of July, 2007.

State of Tennessee at Large

My Commission expires
1/23/10

STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT A

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

Land in the fifth Civil District of Davidson County, Tennessee, being Lot No. 1044 as shown on the plan of Cherokee Hills, Section 10, of record in Plan Book 4660, page 27, Register's Office for said County.

Said Lot No. 1044 fronts 81.12 feet on the southwesterly side of Antioch Pike, and 79.81 feet on the northwesterly side of Spann Court and measures 38.41 feet around a curve at the westerly corner of the intersection of Antioch Pike and Spann Court; measures 128.0 feet on its southwesterly line; and 134.0 feet on its northwesterly line.

Being part of the same property conveyed to Ray Baumgartner from Roy S. Jones and wife, Cynthia L. Jones by Warranty Deed dated August 3, 1976 and recorded August 6, 1976 in Book 5054, page 851, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 4702, page 84 and all matters of record on plat in Plan Book 4660, page 27, Register's Office for Davidson County.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE FROM RAY BAUMGARTNER AND WIFE RUTH ANN BAUMGARTNER BY DEED OF RECORD IN BOOK 8319, PAGE 458, REGISTER'S OFFICE FOR DAVIDSON COUNTY:

Beginning at a point, said point being on the northeastern property corner and on the existing right-of-way line of Antioch Pike; thence along said right-of-way line a curve to the left of radius 1939.86 feet for 81.82 feet with a chord bearing S 39 degrees 16' 45" E for 81.82 feet; thence along a curve to the right of radius 25 feet for 38.49 feet with a chord bearing S 03 degrees 36' 41" W for 34.80 feet to a point on the existing right-of-way line of Spann Court; thence along said right-of-way line S 48 degrees 03' 07" W for 4.83 feet, thence along a curve to the left of radius 25 feet, thence along a curve to the left of radius 25 feet for 39.43 feet with a chord bearing N 2 degrees 51' 54" E for 35.47 feet to a point; thence along a curve to the right of radius 2024.23 feet for 81.62 feet with a chord bearing N 41 degrees 10' 01" W for 81.61 feet to a point on the common property line of parcels 148-3-136 and 148-3-135; thence along said property line N 53 degrees 19' 24" E for 7.40 feet to the point of beginning and containing therein an area of 608 square feet more or less.