Davidson County DEEDWARR
Recvd: 11/15/07 14:31 2 pgs
Fees:13.00 Taxes:417.73
20071115-0134189

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Tham Xuan Nguyen
4958 Edmondson Pike, Unit H-39
Nashville, TN 37211

**SEND TAX BILL:**

Mortgagee

**MORTGAGEE:**
Primary Residential Mortgage, Inc.
4750 West Wiley Post Way, #200
Salt Lake City, UT 84116

**MAP AND PARCEL:**
Map 147-07-0B
Parcel 039

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stella C. Sfikas, unmarried, Helen Sfikas Rogers and Stephanie Sfikas Davis,** ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Tham Xuan Nguyen, unmarried,**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. H-39, Parcel No. 39, as shown on the map entitled Woodlea Place Townhouses, of record in Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to REV. JOHN S. SFIKAS and wife, STELLA C. SFIKAS, by deed from FRANK BUMSTEAD, SUCCESSOR TRUSTEE, of record as Book 5262, page 503, dated March 15, 1978, said Register's Office. REV. JOHN S. SFIKAS having since died and STELLA C. SFIKAS, retaining a life estate, further conveyed said property by quit claim deed to HELEN SFIKAS ROGERS and STEPHANIE SFIKAS DAVIS, as Tenants in Common, of record as Book 9341, page 580, said Register's Office.
>
> This is not now nor has it ever been the primary residence of Helen Sfikas Rogers and Stephanie Sfikas Davis.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4958 Edmondson Pike, Unit H-39, Nashville, TN 37211.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 15th day of November, 2007.

Stella C. Sfikas

Helen Sfikas Rogers

Stephanie Sfikas Davis, a/k/a Stephanie J. Davis, by Helen Sfikas Rogers, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Stella C. Sfikas and Helen Sfikas Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 15th day of November, 2007.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Helen Sfikas Rogers, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Stephanie Sfikas Davis, a/k/a Stephanie J. Davis, and who acknowledged that she executed the same as the free act and deed of the said Stephanie Sfikas Davis, a/k/a Stephanie J. Davis. Witness my hand and official seal this 15th day of November, 2007.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $112,900.00.

**AFFIANT**

Subscribed and sworn to before me
this 15th day of November, 2007.

**NOTARY PUBLIC**

My Commission Expires: 5/22/10

ALAN R. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010