Davidson County DEEDWARR
Recvd: 12/13/07 09:07 2 pgs
Fees:13.00 Taxes:125.80

20071213-0143400

Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $34,000.00

Affiant

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this 12th day of December, 2007.

Notary Public
My commission expires: My Commission Expires March 22, 2008

Address of New Owner:	Send Tax Bills to:	Tax Information
Nhan M. Dang	New Owner	128-00-0-08601
550 Old Hickory Blvd.	720 /cedar Crest Dr.	
Nashville, TN 37209	Nashville, TN 37209	

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, Scott Hudgens, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nhan M. Dang, a married man, 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:

LAND in Davidson County, Tennessee, being a part of the old Robertson and Hugley lands and being described according to unrecorded survey of Norris H. Hickerson, Surveyor, dated 6/23/51, as follows:

Beginning at a point on the easterly margin of Old Hickory Blvd., 875 feet southerly from an old iron pin on said boulevard; thence following said survey and the easterly margin of Old Hickory Blvd., southerly 20 feet to a stake; thence in an easterly direction and parallel with the northern boundary of this tract, 323 feet to a stake; thence in a southerly direction 55 feet to a stake; thence in an easterly direction and again parallel with the north boundary of this tract, 500 feet to a stake; thence in a northerly direction 75 feet to a stake in the north boundary line of this tract; thence following the north boundary line in a westerly direction 823 feet, more or less, to the point of beginning, containing one acre, more or less.

Being the same property conveyed to Scott Hudgens by deed from George McNelson Claybrook and Jennifer Claybrook, dated 08/03/07, of record in Instrument No. 20070809-0095130, Register's Office for Davidson County, TN. Grantor makes oath that the property herein described is neither his principal residence nor the principal residence of his spouse and/or dependents.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of same conveyed by Samuel A. Tolbert and wife, Sarah E. Tolbert, to the State of Tennessee by deed dated 5/20/89 of record in Book 7847, Page 358, said Register's Office, being more particularly described as follows:

Beginning at the point of intersection of the existing east margin of S.R. 251 (Old Hickory Blvd.) and the north boundary of the Ada Wells property; thence with said east margin northeastwardly 20 feet more or less to a point in the north boundary of this property; thence with said boundary S 75 deg. 49 min. 13 sec. E 13.95 feet; thence with a curve right having a radius of 1677.02 feet southwestwardly 19.82 feet to a point in Wells north boundary; thence with said boundary N 75 deg. 49 min. 13 sec. W 14.79 feet to the point of beginning, containing 279 square feet.

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 550 Old Hickory Boulevard, Nashville, TN 37209.

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 12th day of December, 2007.

Scott Hudgens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 12th day of December, 2007.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

MARK BLAYNEY LEDBOM DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE