Davidson County DEEDWARR
Recvd: 01/03/08 12:41 2 pgs
Fees:13.00 Taxes:510.60

20080103-0000661

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45560

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Ms. Annie E. Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2007

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie E. Murphy	Right Mortgage Company	60-11-20
230 Kennith Drive	106B West Hill Drive	
Nashville, TN, 37207	Lebanon, TN 37087	

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, I/WE,

Huyen N. Trinh*

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

Annie E. Murphy, unmarried

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. 89 on the Plan of Section Four, Hillhurst Acres, of record in Plat Book 2331, Page 136, Register's Office for said County.

SAID Lot No. 89 fronts 125 feet on the southerly line of Kennith Drive and extends back 202.01 feet on the easterly line and 274.9 feet on the westerly line to a dead line, measuring 144.8 feet thereon.

BEING the same property conveyed to Huyen N. Trinh by Warranty Deed from Patrick W. Gentry and wife, Linda Gentry, of record in Instrument No.: 20070301-0025285, Register's Office for Davidson County, Tennessee.

*** This is investment property and not the residence of the Grantor nor any spouse.**

Unimproved ( )
This is improved (X) property known as 230 Kennith Drive, Nashville, TN 37207

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 my/our hand(s) this 14th day of December, 2007

Huyen N. Trinh

Huyen N. Trinh & Linda Gentry in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 14th day of December, 2007, personally appeared ~~Alan D. Mazer~~ Alan L. Saturn to me known to be the person who executed the foregoing instrument on behalf of Huyen N. Trinh as Attorney in Fact, and acknowledged that ~~Alan D. Mazer~~ Alan L. Saturn executed the same as the free act and deed of the said Huyen N. Trinh.

Witness my hand and official seal this 14th day of December, 2007.

Notary Public

My Commission Expires: 5/22/10

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