08050209

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 07/29/08 09:10 2 pgs
Fees:13.00 Taxes:421.80

20080729-0077275

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2008.

NOTARY PUBLIC

My Commission expires: 5-22-2010

ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
CHIEU K. TRAN 497 Elysian Field Dr.	SAME	Map:148-03-47 Parcel:
E-8 (NAME)	(NAME)	Map: Parcel:
(ADDRESS) Nashville, TN 37211	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 08050209

Warranty Deed

For and in Consideration Of the sum of $114,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JUDY BESS MORGAN and ROY BESS, JR.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHIEU K. TRAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 307, as shown on the map entitled Section III, Cherokee Hills, of record as Book 3500, page 79, as follows:
Beginning at a point in the southwesterly margin of Antioch Pike, at the corner of Lots 306 and 307; thence with the line between said lots, southwesterly 113 feet to a point; thence southeasterly 113.3 feet to the northwesterly margin of Cherokee Hills Drive; thence with the margin of the same, northeasterly 106.4 feet to the beginning of a curve; thence around said curve, northerly 78.5 feet to the margin of Antioch Pike; thence with the margin of the same, northwesterly 75 feet to the point of beginning.

Included in the above description, be excluded therefrom is that portion of the subject property taken by Metro for Right-of-way pursuant to the Agreed Final Order of record in Book 8493, page 499, said Register's Office.

Being the same property conveyed to MALCOLM R. BESS, by deed from JOYCE M. JACKSON, of record as Instrument No. 20010719-0076836, dated July 18, 2001, said Register's Office. The said Malcolm R. Bess having since died, leaving a will which was probated in Probate Case #08P44, Davidson County Probate, vesting subject property in his only heirs, JUDY BESS MORGAN and ROY BESS, JR..

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

This conveyance is made subject to the following:

1. Davidson County taxes for 2008 which have been prorated and assumed by the Grantee.
2. Restrictive Covenants of record in Book 3703, page 311, said Register's Office.
3. Matters shown on the Plan of record in Book 3500, page 79, said Register's Office.

4. Drainage Easement retained in instrument of record in Book 8493, page 499, said Register's Office.

This is improved property known as 100 Cherokee Hills Drive, Antioch, Tennessee 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 and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 25th day of July, 2008.

JUDY BESS MORGAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JUDY BESS MORGAN the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 25th day of July, 2008.

NOTARY PUBLIC

My Commission expires: 5-22-2010

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

ROY BESS, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROY BESS, JR. the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 25th day of July, 2008.

NOTARY PUBLIC

My Commission expires: 5-22-2010

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010