Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/02/08 15:30 2 pg
Fees:13.00 Taxes:555.00
20080902-0089872

ADDRESS NEW OWNER:
Chong Nguyen
6621 Beacon Lane
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loans d/b/a First Tennessee Home Loans
7114 Highway 70 S., Suite 105
Nashville, TN 37221

MAP 102-7
GROUP
PARCEL 56.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jewell C. Word, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Chong Nguyen and wife, Hong Hanh Nguyen and Liem T. Le, married**, 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. 98 on the Plan of Charlotte Park, Section 26, of record in Plat Book 3700, page 91, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Reo C. Word and wife, Jewell C. Word by deed from G. H. Todd and H. B. Sheets of record in Book 4217, page 160, Register's Office for Davidson County, Tennessee; the said Reo C. Word having died May 1, 1996.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **6621 Beacon Lane, Nashville, Tennessee 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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **29th** day of **August, 2008.**

✓ Jewell C. Word

✓ by Patricia A. Lee, POA

Jewell C. Word by Patricia A. Lee, Attorney-in-fact

PofA rcd. 20080828-0088455

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patricia A. Lee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument as Attorney-in-fact for **Jewell C. Word**, and who, upon oath, acknowledged that she executed the same as her free act and deed for **Jewell C. Word**.

WITNESS my hand and official seal this 29th day of August, 2008.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of August, 2008.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010