WARRANTY DEED

PAIGE B. MAYERICK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: NOVEMBER 21, 2010

R-VRES-10-0304

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Affiant

Subscribed and sworn to before me this 10th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-21-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duzy Nguyen	Duzy Nguyen	
304 Flora Maxwell Road	304 Flora Maxwell Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	147-08-0-185.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ARTHUR L. HYDE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DUZY NGUYEN AND WIFE, KIM P. NGUYEN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 10 ON THE PLAN OF SECTION 4, BEVERLY HEIGHTS, OF RECORD IN BOOK 5200, PAGE 263, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 10 FRONTS 63.15 FEET ON THE SOUTHERLY MARGIN OF FLORA MAXWELL ROAD AND EXTENDS BACK 75.00 FEET ON THE EASTERLY LINE AND 116.50 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 75.07 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR L. HYDE BY WARRANTY DEED FROM BRIAN E. RODERICK AND WIFE, KATHY M. RODERICK, RECORDED ON THE 29TH DAY OF FEBRUARY, 1996 IN DEED BOOK 9962, PAGE 331, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 5200, PAGE 263; RESTRICTIVE COVENANTS IN BOOK 5626, PAGE 220 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 304 Flora Maxwell Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of May, 2010.

Arthur L. Hyde

BILL GARRETT, Davidson County
Trans:T20100029155 DEEDWARR
Recvd: 05/14/10 11:34 2 pgs
Fees:13.00 Taxes:216.45

20100514-0037365

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur L. Hyde, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of May, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

After recording return to:
Realty Title and Escrow Company, Inc.
599 Sam Ridley Parkway, W., Suite 103
Smyrna, TN. 37167