BILL GARRETT, Davidson County
Trans:T20100046403 DEEDWARR
Recvd: 07/29/10 10:09 2 pgs
Fees:13.00 Taxes:185.00
20100729-0059390

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-10700452

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
28th day of JULY, 2010

Notary Public

MY COMMISSION EXPIRES:

VICTORY TITLE & ESCROW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHUYEN V. NGUYEN 308 WIMPOLE DRIVE NASHVILLE, TN 37211	Same	119-04-0-041.00

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, WE,

MARGARET C. FRAZIER

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

CHUYEN V. NGUYEN AND QUYEN NGUYEN

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. 68 on the Plan of Glencliff Estates, Section 4, of record in Book 1835, page 79, Register's Office for said County.

Said Lot No. 68 fronts 166 feet on the southerly side of Wimpole Drive and extends back 183 feet on the westerly line and 203.6 feet on the easterly line to a dead line measuring 61.5 feet thereon.

Being the same property conveyed to Wallace B. Frazier and wife, Margaret C. Frazier, by Warranty Deed from Daniel H. Littlefield and wife, Daisy V. Littlefield, dated 7-16-54 and recorded 7-16-54 in Book 2290, page 463, in the Register's Office of Davidson County, Tennessee. The said Wallace B. Frazier having since died leaving property vested solely in Margaret C. Frazier.

This is improved (X) property known as **308 WIMPOLE DRIVE, NASHVILLE, TN 37211**
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 our hands this 28th day of JULY, 2010.

Margaret C. Frazier

MARGARET C. FRAZIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET C. FRAZIER the bargainor(s) 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 at Nashville, Tennessee, this 28th day of JULY, 2010.

Commission Expires: 10/24/10

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT 24 2010