BILL GARRETT, Davidson County
Trans:T20100076678 DEEDWARR
Recvd: 12/06/10 11:18 2 pgs
Fees:13.00 Taxes:492.10
20101206-0096945

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:	**Send tax bill to:**	**Map/Parcel Numbers:**
Mary Jane Vaughn 161 Harbor Village Dr. Madison, TN 37115	same	034070A129.00CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jimmy Nguyen and wife, Loung Tran** (the "Grantors") has bargained and sold, and by these presents do transfer and convey unto **Mary Jane Vaughn*** (the "Grantee"), her successors and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LAND IN DAVIDSON COUNTY, TENNESSEE and more particularly described as being Lot No. 108 on the Plan of Harbor Village, Phase IV, of Townhomes property line exhibit, Revision I, a horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 20030723-0102986, which revises and amends in Instrument No. 20030611-0080857, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jimmy Nguyen and wife, Loung Tran by Deed dated July 16, 2004 and recorded in Instrument No. 20040723-0088666, Register's Office of Davidson County, Tennessee.

Property known as 161 Harbor Village Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantors further covenant that Grantors are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantee, subject to

*unmarried

all matters on the plat in Exhibit A and Exhibit B of Instrument No. 20030611-0080857, No. 20030723-0102986, Register's Office of Davidson County, Tennessee; Subject to restrictions and all matters of record in Book 6628, Page 577, said Register's Office, and amendments in Book 6646, page 543, Book 16672, Page 743, Instruments No. 20010817-0089318, No. 20030611-0080857, No. 20030723-0102986, and No. 20050120-0007505, all of record in Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 30th day of November, 2010.

11/30/10
Jimmy Nguyen

11-30-10
Loung Tran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jimmy Nguyen and Loung Tran with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, in Nashville, Tennessee, this 30th day of November, 2010.

Notary Public

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 03/03/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $ 133,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2010.

Notary Public

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 03/03/14