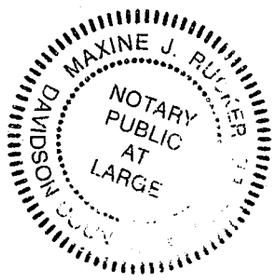
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF JANUARY 2014

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2nd Ave. North
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill D Nguyen	Regions Bank d/b/a Regions Mortgage	MAP/PAR 051-00-0-044.00
(NAME) 1232 Briarville Road	(NAME) 600 Poplar Avenue, Ste. 300	
(ADDRESS) Madison, TN, 37115	(ADDRESS) Memphis, TN 38119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/05/14 13:25 2 pgs
Fees:13.00 Taxes:259.00
20140205-0010261

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Burley Nelson Jr. and wife, Tanya Nelson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bill D Nguyen, married,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Being a part of a 9 acre tract in the original 11th District of Davidson County, Tennessee, and described according to a survey made by H. Gee, Surveyor, as revised Oct. 29, 1962, as follows:

BEGINNING at a point in the west margin of Briarville Road, 60 feet south from the southeast corner of a graveyard; said point being the southeast corner of the property conveyed to Allen A. Talley and wife, by deed of correction from Sam Robinson of recent date; thence along Talley's south line, South 88 degrees 40' West 316 feet to a point; thence South 0 degrees 15' West 207.3 feet to a point; thence North 88 degrees 40' East 315 feet more or less to the west margin of Briarville Road; thence with the margin of said Road, North 0 degrees 30.' East 207.3 feet to the point of beginning, containing 1.5 acres, more or less.

Being the same property conveyed to WILLIE FRANCES NELSON, by deed of record in Book 3786, page 224, dated March 19, 1964, said Register's Office. Then being further conveyed to WILLIE FRANCES NELSON, AN UNDIVIDED ONE-HALF INTEREST, AND BURLEY NELSON, JR. AND WIFE, TANYA NELSON, AS TENANTS BY THE ENTIRETY, AN UNDIVIDED ONE-HALF INTEREST, HELD AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from WILLIE FRANCES NELSON AND J. WAYNE THOMAS, TRUSTEE, of record as Instrument No. 20000404-0033458, dated March 22, 2000, said Register's Office. The said Willie Frances Nelson having since died on or about August 16, 2002, leaving BURLEY NELSON, JR. AND WIFE, TANYA NELSON with rights of survivorship to said property. As further referenced in Quitclaim Deed of record as Instrument No. 20070419-0046557, dated March 26, 2007, said Register's Office.

INCLUDED IN THE ABOVE, BUT EXPRESSLY EXCLUDED THEREFROM, is that portion of land conveyed to Metropolitan Government of Nashville and Davidson County, by Warranty Deed from Willie Frances Nelson, unmarried, dated January 6, 1989, recorded January 9, 1989, of record in Book 7747, page 783, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of a 9 acre tract in the Original (11th) District of said County, beginning at a point on the southeast corner of Parcel 44 of Map 51 and lying approximately 25 feet west of the existing centerline of Briarville Road; thence N84°52'33"W along property line for a distance of 5.0 feet to a point; thence northeasterly with a curve to the right of radius 762.90 feet for a distance of 85.00 feet to a point; thence S6°45'53"W along existing right of way line of Briarville Road for a distance of 84.67 feet to the point of beginning and containing therein an area of 279 (plus or minus) square feet.

TEMPORARY EASEMENT FOR SLOPE PURPOSES: Being a 20 foot wide strip of land lying adjacent to, parallel, and on the west side of the above right of way description and containing therein an area of 2072 (plus or minus) square feet. Said temporary easement to be abandoned upon completion of construction.

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 my/our hand(s) this 30th day of **January**, 2014.

Burley Nelson Jr., Seller

Tanya Nelson

Tanya Nelson, Seller

'TATE of Tennessee
'OUNTY of Davidson

'ersonally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Burley Nelson Jr. and 'anya Nelson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who cknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **30th day of January, 2014**

My Commission Expires: MAR 0 8 2016

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

'lease return to
.ogos Realty Closing Services, Inc.
15 2nd Ave. North
Jashville, TN 37201

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY