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BILL GARRETT, Davidson County
Trans:T20140071633 DEEDWARR
Recvd: 09/24/14 13:09 4 pgs
Fees:23.00 Taxes:407.00
20140924-0087861

19339
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Son Trung Nguyen
2912 Blackwood Drive
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 09601003000 and 09601003100

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, I/we, **Sammye McMahan (fka Sammye McFarland Johnson) and James P. McFarland**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Son Trung Nguyan and Anh Ngoc Thi Do, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING part of the same property conveyed to Sam McFarland and wife, Ruth McFarland by deeds filed in Book 3316, page 569 and Book 2493, page 505, Register's Office for Davidson County, Tennessee. The said Sam McFarland having died intestate on September 22, 1981, and Ruth McFarland (aka Anna Ruth McFarland) having died intestate on May 9, 2005. The Estate of Anna Ruth McFarland was probated, No. 05P-760, pursuant to the probate heirs to the estate are Sammye McFarland Johnson and James P. McFarland. Further affirmed by the Affidavit of Heirship as recorded in Instrument No. 20140924-0087860 **, said Register's Office.**

This is unimproved property known as: 2750 & 2754 Lebanon Pike, Nashville, TN 37214

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 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 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) as on this the 22 day of September, 2014.

Sammye McMahan

James P. McFarland

STATE OF TENNESSEE :
COUNTY OF KNOX :

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

Witness my hand and official seal at office, this 22nd day of September, 2014.

Notary Public

KRISTOPHER H. TINDELL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: 10/04/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, this 23 day of September, 2014.

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me this 23rd day of September, 2014.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

EXHIBIT "A" **GF#: 19339**

Legal Description

TRACT 1: Map/Parcel: 09601003000
Being part of Lot No. 10 of the Jerry Bowen Lands, as of record in Plan Book 2, page 134, of the Chancery Court at Nashville, described according to a copy of a survey made August 6, 1946, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at an iron spike on the north margin of the paving of the Lebanon Pike right of way, as now widened and located, at the southwest corner of the property conveyed to Grady Campbell and wife, by deed from James W. Jordan, as of record in Book 2147, page 460, Register's Office; thence along said Campbell's westerly line and along said line extended, North 13 deg. East 186.7 feet to a point; thence South 41 deg. 45 West, passing through a series of steps leading from the north margin of Lebanon Pike, a distance of 204.3 feet to a point on the north margin of the Old Lebanon Pike, being an iron spike; thence with the margin of said Pike, South 52 deg. East 25.7 feet to an iron spike in the north margin of the paving of the new Lebanon Pike, as now located; thence with the margin of the same, South 77 deg. East 74.1 feet to beginning.

INCLUDED but EXPRESSLY EXCLUDED herefrom is that portion of property conveyed to Tennessee Department of Transporation and filed in Instrument No. 20010517-0051372, said Register's Office.

TRACT 2: Map/Parcel: 09601003100
A small tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being part of the southeast part of Lot No. 10 on the Map showing the subdivision of the Jerry Bowen Land as of record in Plan Book 2, page 134 of the Chancery Court at Nashville, described according to a copy of a survey thereof made May 27, 1938, by S. R. Sanford, Jr., Surveyor, as follows:
Beginning at a point in the center line of the Lebanon Pike, as widened and now located, the southwest corner of a 2-foot strip of ground conveyed to R. D. Stanford and T. R. Guill by deed from E. E. Fulghum et al, of record in Book 866, page 94, Register's Office for said County, said point also being 2 feet westerly from the original line of Lot No. 10; thence with the center line of the said Lebanon Pike, as now located, North 75-1/2 deg. West 47 feet 3 inches, more or less, to the southeast corner of a 16 foot 6 inch strip of land conveyed to E. S. Fulghum by deed from E. E. Fulghum and wife of record in Book 882, page 478, said Register's Office; thence along said E. S. Fulghum's easterly line, that is, easterly line extended, North 2-1/2 deg. West 120.2 feet, more or less, to a stake at the edge of a ditch in the line of the land belonging to Benson; thence with said Benson's line, North 35 deg. East 63 feet, more or less, to a post in the east line of original Lot No. 10; thence with the line of the same, South 2-1/2 deg. East 142 feet, more or less, to the northeast corner of the 2 foot strip of ground conveyed to R. D. Stanford et al, aforesaid by deed of record in Book 866, page 94, said Register's office; thence with Stanford's northerly line, North 75-1/2 deg. West 2 feet; thence along Stanford and Guill's westerly line, South 2-1/2 deg. East 60 feet to the point of beginning.

INCLUDED but EXPRESSLY EXCLUDED herefrom is that portion of land conveyed to Tennessee Department of Transporation filed in Instrument No. 20010517-0051372, said Register's Office.