Instr:200001070002381 Page: 1 OF 4
REC'D FOR REC 01/07/2000 10:48:25AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $362.60

99-12-53-B

FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

X Quang Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
XUAN N. LE	FT MORTGAGE COMPANIES D/B/A	MAP 133-11
(NAME)	(NAME)	
3821 Valley Ridge Drive	2974 Freeway, Suite 200	PARCEL 169
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TEXAS 75234	FB #06DA-80435
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kenneth Paul Coleman, Jessie Ruth Hesson, James Coleman, Marie Sapp, Celeste Green, Craig Coleman, Carter Coleman, Melinda Parker, Richard Coleman, * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO XUAN N. LE AND HUSBAND, LANG N. NGUYEN, AND QUANG NGUYEN, UNMARRIED

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. 216 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, Page 60, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Archie J. Ragsdale and wife, Mary C. Ragsdale, by Deed from Randall Phillips Builders, Inc., of record in Book 3948, Page 729, Register's Office for Davidson County, Tennessee. The said parties having since died and Archie J. Ragsdale having predeceased Mary C. Ragsdale. The property was further conveyed to Kenneth Paul Coleman, Jessie Ruth Hesson, James Coleman, Marie Sapp, Celeste Green, Craig Coleman, Carter Coleman, Melinda Parker, Richard Coleman, Jennifer Gregory Glimp, Sharon Memmon, Kathy Bolin Coleman, John Coleman, James S. Coleman, Steven Coleman, Teresa Atkinson, Susie Locke, Robbie Dodson, Debbie Tidwell and Beth Christianson, as Devisees under the Last Will and Testament of Mary Augusta Ragsdale, deceased.

THIS conveyance is subject to restrictive covenants of record in Book 3770, Page 214, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3821 Valley Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

* Jennifer Gregory Glimp, Sharon Memmon, Kathy Bolin Coleman, John Coleman, James M. Coleman, Steven Coleman, Teresa Atkinson, Susie Locke, Robbie Dodson, Debbie

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 hand this 31st day of December 1999

SEE ATTACHMENT FOR SIGNATURES

DCTN01WC

ATTACHMENT

"SELLERS"

"DEVISEES OF THE ESTATE OF MARY AUGUSTA RAGSDALE, DECEASED"

Kenneth Paul Coleman / by Jessie Ruth Hesson
Kenneth Paul Coleman, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

Jessie Ruth Hesson
Jessie Ruth Hesson, as Devisee

James Coleman / by Jessie Ruth Hesson
James Coleman, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

Marie Sapp / by Jessie Ruth Hesson
Marie Sapp, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

Celeste Green
Celeste Green, as Devisee

Craig Coleman / by Jessie Ruth Hesson
Craig Coleman, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

Carter Coleman
Carter Coleman, as Devisee

Melinda Parker / by Jessie Ruth Hesson
Melinda Parker, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

Richard Coleman / by Jessie Ruth Hesson
Richard Coleman, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

Jennifer Gregory Glimp / by Jessie Ruth Hesson
Jennifer Gregory Glimp, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

Sharon Memmon / by Jessie Ruth Hesson
Sharon Memmon, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

Kathy Bolin Coleman / by Jessie Ruth Hesson
Kathy Bolin Coleman, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

John Coleman / by Jessie Ruth Hesson
John Coleman, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

James M. Coleman / by Jessie Ruth Hesson
James M. Coleman, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

Steven Coleman / by Jessie Ruth Hesson
Steven Coleman, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

Teresa Atkinson / by Jessie Ruth Hesson
Teresa Atkinson, as Devisee
By: Jessie Ruth Hesson, Atty.-in-Fact

Susie Locke
Susie Locke, as Devisee

Robbie Dodson
Robbie Dodson, as Devisee

Debbie Tidwell Lampley
Debbie Tidwell (Lampley), as Devisee

Beth Christian
Beth Christianson, as Devisee
Christian

LEGAL DESCRIPTION CONTINUATION

THIS instrument is being executed in behalf of Kenneth Paul Coleman, pursuant to a Power of Attorney executed by same on the 16th day of December, 1999; James Coleman, pursuant to a Power of Attorney executed by same on the 21st day of December, 1999; Marie Sapp, pursuant to a Power of Attorney executed by same on the 16th day of December, 1999; Craig Coleman, pursuant to a Power of Attorney executed by same on the 17th day of December, 1999; Melinda Parker, pursuant to a Power of Attorney executed by same on the 16th day of December, 1999; Richard Coleman pursuant to a Power of Attorney executed by same on the 17th day of December, 1999; Jennifer Gregory Glimp pursuant to a Power of Attorney executed by same on the 21st day of December, 1999; Sharon Memmen pursuant to a Power of Attorney executed by same on the 20th day of December, 1999; Kathy Bolin Coleman pursuant to a Power of Attorney executed by same on the 21st day of December, 1999; John Coleman pursuant to a Power of Attorney executed by same on the 23rd day of December, 1999; James M. Coleman pursuant to a Power of Attorney executed by same on the 17th day of December, 1999; Steven Coleman pursuant to a Power of Attorney executed by same on the 29th day of December, 1999; and Teresa Atkinson pursuant to a Power of Attorney executed by same on the 17th day of December, 1999; and being filed for record simultaneously herewith.

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

On this 31st day of December, 1999, before me personally appeared Jessie Ruth Hessen, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Kenneth Paul Coleman, James Coleman, Marie Sapp, Craig Coleman, Melinda Parker, Richard Coleman, Jennifer Gregory Glimp, Sharon Memmen, Kathy Bolin Coleman, John Coleman, James M. Coleman, Steven Coleman and Teresa Atkinson, as Devisees under the Estate of Mary Augusta Ragsdale, deceased, and acknowledged that she executed the same as the free act and deed of the said Kenneth Paul Coleman, James Coleman, Marie Sapp, Craig Coleman, Melinda Parker, Richard Coleman, Jennifer Gregory Glimp, Sharon Memmen, Kathy Bolin Coleman, John Coleman, James M. Coleman, Steven Coleman and Teresa Atkinson.

My Commission Expires: 5/28/03

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Jessie Ruth Hessen, Celeste Green, Carter Coleman, Susie Locke, Robbie Dobson, Debbie Tidwell (Lampley) and Beth Christianson, AS DEVISEES of the Estate of MARY AUGUSTA RAGSDALE, DECEASED, the bargainors, 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 and official seal at Brentwood, Tennessee, this 31st day of December, 1999.

My Commission Expires: 5/28/03

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

DEVISEES CONTINUATION

Coleman, Steven Coleman, Teresa Atkinson, Susie Locke, Robbie Dodson, Debbie Tidwell (Lampley) and Beth Christianson, as Devisees under the Last Will and Testament of Mary Augusta Ragsdale, deceased.