WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 311,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10-14-2003
(AFFIX SEAL)

DANIEL PATRICK NIZNAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chinh Nguyen (NAME)	[illegible] (NAME)	64-3A-74
1816 Clinch Place (ADDRESS)	[illegible] SAME (ADDRESS)	
Old Hickory, Tennessee (CITY) (STATE) (ZIP)	[illegible] (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, Mark K. Edington and wife, Kathleen A. Edington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chinh Nguyen and wife, Hong Thi Kim Tran

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:

Property located at: 1816 Clinch, Old Hickory, Davidson County, State of Tennessee, 37138, AND:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Phase Twelve, Section One, Brandywine Points, of record in Book 9700, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark K. Edington and wife, Kathleen A. Edington by deed dated 07/29/96, from Zaring Homes, Inc., filed for record on 07/31/96, in Book 10138, page 613, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Instr:200003060022643 Page: 1 OF 2
REC'D FOR REC 03/06/2000 4:31:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1150.70

unimproved ( )
This is improved (X) property, known as 1816 Clinch Place, Old Hickory, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand S this 29th day of February, 2000

Mark K. Edington

Kathleen A. Edington

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 Mark K. Edington and wife, Kathleen A. Edington

the bargainor s, 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 Madison, Tennessee, this 29th day of February, 2000.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DANIEL PATRICK MIZNIK
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires 10-14-2003