File in Box No. 19 B

# WARRANTY DEED

STATE OF TENNESSEE #00-4-21-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 2000.

Notary Public

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

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

Instr:200004280042367 Page: 1 OF 2
REC'D FOR REC 04/28/2000 3:42:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $231.25

**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 |
|---|---|---|
| DONALD J. THIEL (NAME) | AMERICA'S WHOLESALE LENDER (NAME) | MAP 119-01 |
| 2233 Foster Avenue (ADDRESS) | 4500 Park Granada (ADDRESS) | PARCELS 323 & 324 |
| Nashville, TN 37210 (CITY) (STATE) (ZIP) | Calabasas, CA 91302-1613 (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, MAN VAN LUC AND WIFE, CUC KIM LE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD J. THIEL, 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. 123 and the northerly 40 feet of Lot No. 122 on the Map of Overhill City and W. H. Fox Subdivision of part of Cumberland Nurseries, as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 123 and part of Lot. No. 122 adjoin and front together 96 feet on the westerly side of Foster Avenue and run back between parallel lines, the northerly line of Lot No. 123 running along the southerly margin of Rose Street, 150 feet to an alley in the rear.

BEING the same property conveyed to Man Van Luc and wife, Cuc Kim Le, by Deed from Ross Taylor, Jr., Lewis Taylor, Georgia M. Taylor Wilson and Roger D. Taylor, of record in Book 9820, Page 720, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Cuc Kim Le pursuant to a Power of Attorney executed by same on the 30th day of March, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved ( X ) property, known as 2233 Foster Avenue, Nashville, TN 37210
(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 26th day of April, 2000

Man Van Luc

MAN VAN LUC
CUC KIM LE Cuc Kim Le
By: Man Van Luc
Man Van Luc, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

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 _____

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

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 MAN VAN LUC, A MARRIED MAN, 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 Brentwood, Tennessee, this 26th day of April, 2000.

My Commission Expires: 5/28/03

Notary Public

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 26th day of April, 2000, before me personally appeared MAN VAN LUC, MARRIED, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) on behalf of CUC KIM LE, and acknowledged that he executed the same as the free act and deed of the said CUC KIM LE.

My Commission Expires: 5/28/03

Notary Public

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