Instr:200005250052186 Page: 1 OF 2
REC'D FOR REC 05/25/2000 8:19:48AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.60

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Lam N. Tran
825 Rocky Mountain Parkway
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 135-14 A
PARCEL 141
2DX-06866

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Eddie Dean Spears and wife, Lilly Spears hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lam N. Tran, married, hereinafter called the Grantee, herheirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 141, on the Plan of PINNACLE POINT SUBDIVISION, PHASE III, of record in Plat Book 6900, Pages 391 - 393, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eddie Dean Spears and wife, Lilly H. Spears, by deed from CENTEX HOMES CORPORATION of record in Book 7441, Page 481, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7032, Page 733; corrected in Book 7065, Page 959; amended in Book 7067, Page 739; By-Laws of record in Book 7032, Page 761; Articles of Incorporation 7058, Page 234; Deed to Common Area of record in Book 7032, Page 730, and such easements and setback lines of record in Plat Book 6900, Pages 391/393, said Register's Office.

Taxes for 2000 have been pro-rated and assumed by Grantee(s).

This is unimproved property known as 825 Rocky Mountain Parkway, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lam N. Tran, unmarried, his heirs and assigns, forever; and we, Eddie Dean Spears and wife, Lilly Spears do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 22nd day of May, 2000.

Eddie Dean Spears

Lilly Spears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eddie Dean Spears and wife, Lilly Spears 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of May, 2000.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 118,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of May, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.