Instr:200005300053022 Page: 1 OF 2
REC'D FOR REC 05/30/2000 9:28:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $740.00

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Linda Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 2000.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/6/2003
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COMMONWEALTH OF VIRGINIA THOMAS R. FRANCIS

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noi Duong and wife, Quang Duong 237 Craigmeade Drive Nashville, TN 37214	Principal Residential Mtg. 711 High Street DesMoines, IA 50392-0720	Map 95-06 Parcel 23

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, we,

Jean B. DePriest, a widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Noi Duong and wife, Quang Duong

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:

BEING LOT NO. 44 ON THE PLAN OF CRAIGMEADE SUBDIVISION, SECTION II, AS OF RECORD IN BOOK 3300, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JEAN B. DEPRIEST BY DEED FROM JAMES EDWARD DWYER AND WIFE, PATRICIA ELIZABETH DWYER, DATED AUGUST 31, 1984, OF RECORD IN BOOK 6372, PAGE 912, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING CONVEYED:

THAT CERTAIN PARCEL OF REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, SHOWN AS PARCEL 8 ON THE PLAN OF BRILEY CORNERS OF RECORD IN BOOK 6900, PAGE 333, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO BRILEY CORNERS DEVELOPMENT, LTD. BY DEED OF RECORD IN BOOK 7145, PAGE 333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO JEAN B. DEPRIEST BY QUITCLAIM DEED FROM BRILEY CORNERS DEVELOPMENT, LTD., DATED DECEMBER 7, 1987, AND BEING RECORDED SIMULTANEOUSLY HEREWITH.

This conveyance is made subject to the following:
1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 13, Register's Office for Davidson County, Tennessee, including but not limited to a 125 foot minimum building setback line along the front of said lot, a 10 easement for utility and drainage purposes along the rear of said lot.
3) Property is subject to Restrictive Covenants contained in Book 3277, Page 475, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 237 Craigmeade Drive, Nashville, TN 37214
(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 my hand(s) this 2nd day of May, 2000.

Jean B. DePriest

Jean B. DePriest

STATE OF ~~Tennessee~~ VIRGINIA
COUNTY OF ~~Davidson~~ FAIRFAX

Personally appeared before me, Jean B. DePriest, a widow, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~2nd~~ 23 day of May, 2000.

NOTARY PUBLIC

My Commission Expires: 31 JAN 03

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076