File Box 51-A

Instr:200006010054542 Page: 1 OF 2
REC'D FOR REC 06/01/2000 12:34:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $292.30

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Rachel Mai Tran and husband,
Michael Nguyen
522 Park Court
Nashville, TN 37211

SEND TAX BILL:
To Owner

MORTGAGEE:
AmSouth Bank
AmSouth Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 162-01-E
GROUP
PARCEL 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary E. Trice, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rachel Mai Tran and husband, Michael Nguyen**, 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:

> A certain Planned Unit Development in Davidson County, Tennessee, being Lot No. 20 on the Plan of Park Court, of record in Book 6900, page 967, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> BEING the same property conveyed to Mary E. Trice by deed from David Kim Herzer and wife, Stacey Lynne Herzer, as of record in Book 9778, page 594, Register's Office for Davidson County, Tennessee.

This is improved property known as 522 Park Court, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rachel Mai Tran and husband, Michael Nguyen, their heirs and assigns, forever; and I, Mary E. Trice, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the

plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of May, 2000.

Mary E. Trice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary E. Trice, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 2000.

Thomas W. Lawless
NOTARY PUBLIC

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $79,000.00.

AFFIANT

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me
this 31st day of May, 2000.

Thomas W. Lawless
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 29, 2001