PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

RETURN TO:
Rudy Title & Escrow
2000 Glen Echo Rd., Ste. 209
Nashville, TN 37215

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **July, 2000** by and between **Carey Tuck Mathis and husband, Kenneth A. Mathis** , herein after referred to as GRANTOR, and **Hung Q. Nguyen** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Hickory Woods, Section C of record in Plat Book 6900, pages 884, 885, 886 and 887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Carey Tuck Mathis by deed from W. L. Bainbridge, Inc. of record in Book 10913, page 925, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5348 Sunnyvale Drive, Antioch, Tennessee 37013

Instr:200007280074739 Page: 1 OF 2
REC'D FOR REC 07/28/2000 2:05:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $506.90

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

C. T. Mathis
Carey Tuck Mathis
Signature of Seller

Kenneth A. Mathis
Kenneth A. Mathis
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Carey Tuck Mathis and husband, Kenneth A. Mathis** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **July, 2000.**

Susan Matlock
Notary Public

My Commission Expires Nov. 24, 2001
My Commission Expires: _____

Name and Address of Property Owner:
Hung Q. Nguyen
5348 Sunnyvale Drive, Antioch, Tennessee 37013

Map & Parcel

Send Tax Statements to:
Hung Q. Nguyen
5348 Sunnyvale Drive
Antioch, TN 37013

176-05-0-A
113.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$137,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **July, 2000.**

Susan Matlock
Notary Public

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-291