Instr:200008290085290 Page: 1 OF 2
REC'D FOR REC 08/29/2000 12:35:32PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $488.40

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

LD Luydinh
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of August, 2000.

Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

My Commission Expires: 10/22/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Luy Dinh and Xuan Nguyen
602 Harding Place
Nashville, TN 37211

SEND TAX BILLS TO:
Cendant Mortgage Corp.
3000 Leadenhall Road
Mt. Laurel, NJ 08054

MAP-PARCEL NUMBERS:
147-02-0-081.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vicki Anne Burkitt** hereinafter referred to as Grantors, hereby transfers and conveys to **Luy Dinh and wife, Xuan Nguyen** hereinafter referred to as 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. 265 on the Plan of Caldwell Hall of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell A. Burkitt and wife, Vicki Burkitt by deed from Luther L. Robertson and wife, Carol A. Robertson of record in Book 6797, page 167, Register's Office for Davidson County, Tennessee. And further conveyed to Vicki Anne Burkitt by Quitclaim Deed from Russell A. Burkitt of record in Book 8215, page 555, said Register's Office. (Vicki Burkitt and Vicki Anne Burkitt being one and the same person)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 2929, page 117, and Book 2997, page 93, Book 3097, page 407, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 2900, page 96, said Register's Office.

Surveyors Certification of correction of record in Book 3135, page 92, said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 602 Harding Place, Nashville, TN 37211.

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

Witness my hand this 23rd day of August, 2000.

Vicki Anne Burkitt

Vicki Anne Burkitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki Anne Burkitt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2000.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

10/22/01

My Commission Expires

02121-BP