THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

p/s. mail to:
Liberty Escrow, Inc.
504 Autumn Springs Court, Suite 8
Franklin, Tennessee 37067
Ph: (615) 550-1000 - Fax: (615) 550-1002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***108,500.00

Affiant

Subscribed and sworn to before me this 18th day of August, 2000.

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 6/4/02

ADDRESS OF NEW OWNER

HOA THI THAI
3976 Keeley Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 148-14
PARCEL 105

Davidson County DEEDWARR
Recvd: 09/15/00 15:18 2pgs
Fees:11.00 Taxes:401.45
20000915-0092069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($***108,500.00), cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, we, MELISSA A. MILLIGAN, unmarried, and LINDA F. NUNEZ, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HOA THI THAI and husband, LUY DUC TRUONG, 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. 235 on the Plan of Colewood Acres, Section III, of record in Book 4175, page 45, (shown incorrectly in prior deed as Book 4404, page 571) Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Melissa A. Milligan and Linda F. Nunez, both being unmarried, as tenants in common with the right of survivorship, by deed from Lois J. Spradley, unmarried, of record in Book 10872, page 891, Register's Office for Davidson County, Tennessee.

This is improved property known as 3976 Keeley Drive, Nashville, Tennessee 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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Colewood Acres of record in Book 4175, page 45, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of August, 2000.

MELISSA A. MILLIGAN

LINDA F. NUNEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MELISSA A. MILLIGAN and LINDA F. NUNEZ, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2000.

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN