Box 13

Davidson County DEEDWARR
Recvd: 10/27/00 09:51 3pgs
Fees:15.00 Taxes:258.63
20001027-0106486

THIS INSTRUMENT WAS PREPARED BY:

Tennessee Title & Escrow Co.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29 day of Sept, 2000.

Notary Public
My Commission Expires: 5-26-2002

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Linda Russell
1030 Regents Park Circle
Antioch, TN 37013

SEND TAX BILLS TO:
First Horizon Home Loan
4000 Horizon Way
Irving, TX 75063

MAP-PARCEL NUMBERS:
149.02-A 31.00 CO

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, **KHANH HUYNH and wife, SOON HUYNH,** hereinafter referred to as Grantors, hereby transfer and convey to **LINDA RUSSELL, an unmarried woman,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

See attached Exhibit "A" hereby incorporated by reference.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as **1030 Regents Park Circle, Antioch, TN 37013.**

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 this 29 day of Sept, 2000.

KHANH HUYNH

SOON HUYNH

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **KHANH HUYNH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 29 day of Sept, 2000.

Elizabeth Elplett
Notary Public

My Commission Expires: 5-26-2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **SOON HUYNH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 29 day of Sept, 2000.

Elizabeth Elplett
Notary Public

My Commission Expires: 5-26-2002

LEGAL DESCRIPTION

Land in Davidson County, TN, being Lot No. 31-A on the Plan of Zone Lot Division, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 & 32, Piccadilly Square, Phase I, of record in Plat Book 5200, Page 720 and amended in Book 6250, page 468, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to Declaration of Covenants, and Restrictions, embracing uses, assessments, liens, easements, party walls, obligations, burdens and other undertakings, Articles of Incorporation of Piccadilly Square Homeowner's Association, By-Laws of the Association, Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area Worksheets, Master Deed, all as made provided and set out in instrument of record in Book 6236, page 680 through 733, both inclusive, said Register's Office; Amendment to Articles of Incorporation of Piccadilly Square Homeowner's Association of record in Book 6295, page 548, et seq., Book 6295, page 556, et seq., Book 6295, page 564, et seq., and Book 6300, page 423, et seq., said Register's Office; Amendments to By-Laws of Piccadilly Square Homeowner's Association of record in Book 6295, page 572, et seq., Book 6295, page 580, et seq., Book 6295, page 588, et seq., and Book 6300, page 431, et seq., said Register's Office; Amendments to Information Brochure for Piccadilly Square Homeowner's Association of record in Book 6295, page 596, et seq., Book 6295, page 602, et seq., and Book 6300, page 439, et seq., said Register's Office; Amendment to Declaration of Covenants and Restrictions of record in Book 6295, page 506, et seq., Book 6295, page 520, et seq., Book 6295, page 534, et seq., Book 6300, page 409, et seq., re-recorded in Book 6306, page 833, et seq., Book 6496, page 100, et seq., Book 6496, page 107, et seq., Book 6496, page 114, et seq., Book 6518, page 184, et seq., and Book 6518, page 190, et seq., said Register's Office; Deed of Correction to Piccadilly Square Homeowner's Association of record in Book 6295, page 503, et seq., said Register's Office; Conveyance of Additional Open Space of record in Book 6496, page 99, said Register's Office; Sanitary sewer and/or storm drainage easement of record in Book 6186, page 238, said Register's Office; Sanitary sewer and/or storm drainage easement of record in Book 6251, page 616, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6530, page 819, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6530, page 823, said Register's Office; Utility easement to Metropolitan Government of Nashville and Davidson County of record in Book 6298, page 491, said Register's Office; Joint Driveway easement of record in Book 6441, page 208, said Register's Office; Document of Clarification for Declaration of Covenants and Restrictions of record in Book 6830, page 739, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6846, page 606, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6846, page 653, said Register's Office; Easement for the flow of any creeks; One-half acre reserved for a graveyard, together with the right of ingress and egress thereto, of record in Book 854, page 73, said Register's Office; Storm Water Detention Agreement of record in Book 6782, page 518, said Register's Office.

Being the same property conveyed to Khahn Huynh and wife, Soon Huynh by deed in Book 9997, Page 190, Register's Office for Davidson County, Tennessee.