Davidson County DEEDWARR
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Fees:11.00 Taxes:386.65
20010103-0000815

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00.

X Elvis Q. Vu
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of December, 2000.

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-18-01

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:
Elvis Quy Vu
304 & 306 Norway Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map: 133-07-0 Parcels: 303 and 305

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, **Penelope Petre, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Elvis Quy Vu, an unmarried man** 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 Revised Lot 12 of the Zone Lot Division of Lots 6 , 7 and 10 through 20, Phase One, Valley View Terrace as of record in Instrument No. 2000 121901 24233 in the Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Penelope P. Beasley, married by deed from Valley View Terrace Associates, Ltd., a TN Limited Partnership of record in Book 9798, page 201 and in Book 9798, page 204 in the Register's Office for Davidson County, Tennessee. Robert L. Beasley is now deceased and Penelope P. Beasley and Penelope Petre are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 2000 121901 24233, Register's Office for Davidson County, Tennessee.

All matters of record in Book 5200, page 531 in said Register's Office

Restrictive covenants contained in an instrument of record in Book 5323, page 310; Book 5733, page 375; Book 6057, page 950; Book 6400, page 902 and in Book 6347, page 397 all in the Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

This is improved property known as 304 & 306 Norway Court, 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, 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 22nd day of December, 2000.

Penelope Petre

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 Penelope Petre, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 2000.

Notary Public

11-18-01
My Commission Expires

NOTARY PUBLIC AT LARGE

02553-BW