THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17725	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $118,000.00 Brian Waite Affiant Subscribed and sworn to before me, this 31st day of January, 2001. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR. BRIAN WAITE	SOUTHTRUST MORTGAGE CORPORAT	MAP 102-7
6684 Upton Lane	100 Broowood Place, Ste. 300	PARCEL 123
Nashville, Tennessee 37209	Birmingham, Alabama 35209	FB# 8DZ8756

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HUNG NGUYEN AND WIFE, TUYETMY NGUYEN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BRIAN WAITE AND WIFE, STAR E. DOTSON, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6684 Upton Lane, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2001.

HUNG NGUYEN

TUYETMY NGUYEN

Davidson County DEEDWARR
Recvd: 02/05/01 11:26 2pgs
Fees:11.00 Taxes:436.60

20010205-0010891

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNG NGUYEN AND TUYETMY NGUYEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2001.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section 26 Charlotte Park, as of record in Plat Book 3700, page 91, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Hung Nguyen and wife, Tuyetmy Nguyen by deed from Harry C. Vineyard, Jr. and wife, Cathy A. Vineyard of record in Book 9603, page 117, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 3700, page 91, said Register's Office.