Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/19/01 10:13 2pgs
Fees:11.00 Taxes:1128.50
20010419-0038777

39-B
File #01-1149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Michael Roan, and wife, Amber Roan, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Angela Mai Nguyen, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Village of Cherry Glen, Phase 3, of record in Plat Book 9700, Page 451, as revised in Plat Book 8250, Page 840, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Roan by deed of record in Book 11345, Page 352, Registers office for said County. Amber Roan, spouse of Michael Roan joins in the execution of this instrument to convey any marital interest she may have in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1000 Cherry Blossom Court, Nashville TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of April, 2001

Michael Roan

Amber Roan

State of Tennessee)
County of Davidson)

On this 18th day of April, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Roan and Amber Roan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2007

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 305,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of April, 2001.

Notary Public

My Commission Expires: 10-25-2003

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Angela Mai Nguyen	AmSouth Bank	131-6-H-44CO
1000 Cherry Blossom Court	2050 Parkway Office Circle	
Nashville, TN 37215	Birmingham, AL 35244	