STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,200.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of April, 2001.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE DONALD R. FELTS WILLIAMSON COUNTY TENNESSEE

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:
Nghia Van Tiet
5610 O'Brien Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 091-14-0-053.00

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, **Larry B. Felts, Ernest E. Rigsby, William H. Finney, Garland B. Hughes and Beth P. Finney individually and as Guardian of Derek Daniel Finney and Alec Phillip Finney (Minors)** hereinafter referred to as Grantors, hereby transfer and convey to **Nghia Van Tiet, a married 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 Lot No. 4 of Block "C" on the map of Palo Alto Subdivision, as of record in Book 161, page 169 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry B. Felts, Earnest K. Rigsby, William H. Finney, Gary D. Finney and Garland B. Hughes by Quitclaim Deed from Larry B. Felts of record in Book 7601, page 304 in the Register's Office for Davidson County, Tennessee. The said Gary D. Finney having since died intestate leaving his wife, Beth P. Finney and children, Derek Daniel Finney and Alec Phillip Finney as his only surviving heirs. Beth P. Finney having been appointed legal guardians of Derek Daniel Finney and Alec Phillip Finney (minors) by Order of Williamson County Chancery Court dated April 17, 2001, Docket No. G-27835.

Davidson County DEEDWARR
Recvd: 04/25/01 10:55 3pgs
Fees:15.00 Taxes:392.94
20010425-0041022

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable. Taxes for the year 2000 are paid in the amount of $1604.42 to the Davidson County Trustee.

The Plan of record in Plat Book 161, Page 169, Register's Office for Davidson County, Tennessee.

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

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5610 O'Brien Avenue , Nashville, Tennessee 37209.

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 20th day of April, 2001.

Larry B. Felts

Ernest E. Rigsby

William H. Finney

Garland B. Hughes

Beth P. Finney

Derek Daniel Finney / by Beth P. Finney (Guardian)

Alec Phillip Finney / by Beth P. Finney (Guardian)

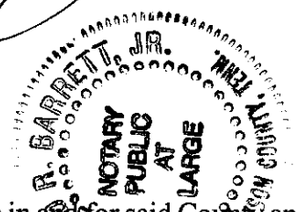
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry B. Felts, Ernest E. Rigsby, William H. Finney, Garland B. Hughes, and Beth P. Finney 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 20th day of April, 2001.

Notary Public

My Commission Expires: 11-18-01



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beth P. Finney, with whom I am personally acquainted, and who proved herself to be the Guardians of Derek Daniel Finney and Alec Phillip Finney, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20 day of April, 2001.

Notary Public

My Commission Expires: 11-18-01

