PICK-UP

Warranty Deed

Davidson County DEEDWARR
Recvd: 04/27/01 09:58 2pgs
Fees:11.00 Taxes:259.00
20010427-0042443

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3427049

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Nick Zapton, III	New Owner At Same Address	Map: 136-3-A
4000 Anderson Rd., #6		Parcel: 006-CO
Nashville, TN 37217		2DX-07090

For and in Consideration of the sum of $ 70,000.00---------- cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Lan T. Nguyen, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Nick Zapton, III, an unmarried person

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, and being **Unit No. 6, Building No. 1,** on the plan of **Priest Lake Park Condominium Townhouses,** Phase I, a horizontal property regime, as of record at **Plat Book 4460, page 88,** and as established by Master Deed as of record at Book 4651, page 412, with exhibits and as amended, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, together with all fixtures, wall coverings, appliances, carpets, and/or other improvements therein and the undivided interest in the General and Limited Common Elements all appurtenant thereto (herein the "Property").

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 11020, page 958**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Master Deed as of record at Book 4651, page 412, with amendments and exhibits thereto as of record at Book 4943, page 692, Book 4979, page 959, Book 5083, page 417, and Book 5189, page 671, Book 7679, page 173, Book 8115, page 838, Book 8115, page 849, Book 9089, page 757, Book 9089, page 765, Book 9507, page 606, and Book 9927, page 75; and the plan of record at Plat Book 4460, page 88, all of record in said Register's Office.

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

I, Lan T. Nguyen, of lawful age and under oath do hereby state on 04-24-01 that I am an unmarried person.

Lan T. Nguyen

Sworn to and subscribed before me on April 24, 2001.

My Commission Expires: 10-25-2003

Marbut Glenn Gaston, Jr.
Notary Public

MARBUT GLENN GASTON, JR. NOTARY PUBLIC STATE OF TENNESSEE

mggaston:clsdocs.warrantydeed

This is improved property known as: 4000 Anderson Rd., #6, Nashville, TN 37217
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 24th day of APRIL, 20 01

Lan T. Nguyen

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

Nick Zapton, III — Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 04-24-01.

My Commission Expires: 10-25-2003

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Lan T. Nguyen

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on April 24, 2001.

My Commission Expires: 10-25-2003

Notary Public
Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally ap

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public