This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

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ADDRESS NEW OWNER:
Trung Van Duong
6204 Paddington Way
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 05/01/01 15:46 2pgs
Fees:11.00 Taxes:573.13
20010501-0044054

SEND TAX BILL TO:
Owner

MORTGAGEE:
Professional Mortgage Group, Inc.
1535 W. Northfield Blvd., Suite 2
Murfreesboro, TN 37129

MAP	**151-09-0**
GROUP	**A**
PARCEL	**9.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Preston W. Goddard and wife, Lesia L. Goddard** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Trung Van Duong and Lan Huynh Duong, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A tract or parcel of land situated and lying in Davidson County, Tennessee, the same being Lot No. 14, Long Hunter Chase, Phase I, Section III, the plat of which is filed for record in Plat Book 9700, Page 958, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lot.
>
> Being a part of the same property conveyed to Preston W. Goddard and wife, Lesia L. Goddard by deed from Barry Contruction Company, a Tennessee Corporation dated July 20, 1999, of record in Book 11586, Page 249, Register's Office for Davidson County, Tennessee.

This is improved property known as 6204 Paddington Way, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et seq.
2. Subject to all covenants, subdivision restrictions, easement and other matters of record in Plat Book 9700, Page 958, Register's Office for Davidson County, Tennessee.
3. Subject to Plan of Record in Plat Book 9700, Page 958, Register's Office for Davidson County, Tennessee.
4. Subject to all Homeowner Association dues and/or fees, if any, of record in Register's Office for Davidson County, Tennessee.
5. Subject to restrictive covenants contained in instruments of record in Book 9430, Page 251; Book 9543, Page 938; and a Declaration of Annexation in Book 9534, Page 942, said Register's Office, and to which instruments reference is here made for the complete and exact terms, details and requirements thereof.

6. Subject to easements set forth in an instrument of record in Book 10796, Page 625; Book 10796, Page 628; and Book 9588, Page 930 said Register's Office, to which instruments reference is here made for the exact terms and details thereof.

7. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 9700, Page 958, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 20 foot minimum building setback line from Paddington Way; health department rules and regulations and all other setback lines and easements as depicted on said plat. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 26th day of April, 2001.

Preston W. Goddard

Lesia L. Goddard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Preston W. Goddard and wife, Lesia L. Goddard**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of April, 2001.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $154,900.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of April, 2001.

NOTARY PUBLIC

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires June 28, 2004