# WARRANTY DEED

MARSHA J. RAGSDALE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires November 24, 2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,250.00

X Dieu Hao Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2001

Marsha J Ragsdale
Notary Public

MY COMMISSION EXPIRES: 11/24/01
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dieu Hao Thi Nguyen (NAME) | AmSouth Bank (NAME) | 162 1 A 32.00 |
| 406 Hickory Glade Drive (ADDRESS) | 2050 Parkway Office Circle (ADDRESS) | 05DU 77403 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Birmingham, AL 35244 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Teresa J. Dean, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dieu Hao Thi Nguyen

HEREINAFTER CALLED THE 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 Unit No. 32 on the Plan of Phase I, Hickory Glade, of record in Plat Book 6250, page 889, which amends Book 6250, page 888, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Teresa J. Dean, unmarried, by deed from Joseph C. Harville and wife, Molly K. Harville, of record in Book 9617, page 332, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions, and Restrictions of record in Book 6824, page 929, rerecorded in Book 6898, page 896, amended in Book 6824, page 952, rerecorded in Book 6898, page 919, Book 6898, page 920, Book 6957, page 473, Book 7959, page 869; Plan of record in Book 6250, page 889; By-Laws of record in Book 6878, page 390, amended in Book 10697, page 182; Charter of record in Book 6845, page 780; Easement of record in Book 8058, page 790 and 793; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/04/01 14:33 2pgs
Fees:11.00 Taxes:308.03

20010604-0057789

unimproved ( )
This is improved ( X ) property, known as 406 Hickory Glade Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our 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 29th day of May, 2001

Teresa J. Dean
Teresa J. Dean

STATE OF **FLORIDA**
COUNTY OF Manatee

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ellenton, Florida this 25th day of May, 2001.

Commission expires _____

NICKI L. HAWKINS
MY COMMISSION # CC 743846
EXPIRES: August 8, 2001
Bonded Thru Notary Public Underwriters

Nicki L Hawkins
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public