WARRANTY DEED

THIS INDENTURE, made and entered into this **31st** day of **July, 2001**, by and between **Aubrey N. Dalton and wife, Catherine R. Dalton**, party of the first part, and **Phuethinh Huu Nguyen and Than Le** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**.

Davidson County DEEDWARR
Recvd: 08/02/01 10:48 3pgs
Fees:18.00 Taxes:407.00
20010802-0082182

Parcel #: 102-03-125.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as setforth above, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Aubrey N. Dalton by Gaile Osborn Attorney-in-Fact
Aubrey N. Dalton

Catherine R. Dalton by Gaile Osborn Attorney-in-Fact
Catherine R. Dalton

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey N. Dalton and Catherine R. Dalton** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be _____ (or other officer authorized to execute the instrument) of _____, the within named bargainor, and that she as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the by herself as _____.

WITNESS my hand and Notarial Seal at office this **31st** day of **July, 2001**.

Cheryl M. Travers
Notary Public

My commission expires: 12-20-03

CHERYL M. TRAVERS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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Property address: **6574 Marauder Drive**
Nashville, Tennessee 37209

Owner's name: **Phuethinh Huu Nguyen**
Thao Le
and address: **6574 Marauder Drive**
Nashville, Tennessee 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Same

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010229

Return to: **Elite Title Company, LLC**
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **110,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Peters
Affiant

Subscribed and sworn to before me this **31st** day of **July, 2001**.

Cheryl M. Travers
Notary Public

My Commission Expires 12-20-03

(FOR RECORDING DATA ONLY)

CHERYL M. TRAVERS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Being Lot No. 1249 on the Plan of Charlotte Park, Section 20, of record in Book 3600, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 1249 fronts 72 feet on the northeasterly side of Marauder Drive and extends back a total of 173.3 feet along a broken line on the southeasterly side and 163.5 feet on the northwesterly line to a line in the rear on wich it measures 60.85 feet.

Being the same property conveyed to Aubrey N. Dalton and wife, Catherine R. Dalton from G. H. Todd and H. B. Sheets by Warranty Deed dated May 24, 1966 and recorded May 24, 1966 in Book 4019, page 697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 3600, page 90, Restrictions of record in Book 3837, page 823, Register's Office for Davidson County, Tennessee.