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Realty Title 43-A

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Binh Nguyen
8158 Coley Davis Road
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 09/14/01 15:12 2pgs
Fees:13.00 Taxes:556.85
20010914-0100339

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Taylor Bean & Whitaker Corp.
1417 W. Magnolia Avenue
Ocala, FL 34475

MAP **141-6**
GROUP **A**
PARCEL **41co**

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 and sufficiency of which are hereby acknowledged, **Michael S. Conners, III and wife, Wende C. Conners** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Binh 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 Lot No. 6, Resubdivision of Lot Nos. 5 and 6, on the Plan of Poplar Ridge Subdivision, Section 2, of record in Plat Book 9700, page 193, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Michael S. Conners, III and wife, Wende C. Conners by deed from Karl E. Haury, Jr. and wife, Judy B. Haury of record in Book 10143, page 530, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 8158 Coley Davis Road, Nashville, Tennessee 37221.

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 the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 this the 28th day of August, 2001.

Michael S Conners III by Mary Jo Hartz as atty in fact
Michael S. Conners, III, by Mary Joe Hartz, as attorney-in-fact

Wende C Conners by Mary Jo Hartz as atty in fact
Wende C. Conners, by Mary Joe Hartz, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Joe Hartz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney in fact for **Michael S. Conners, III and Wende C. Conners,** and that she, as such attorney in fact, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of August, 2001.

Diane K. Mann
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires: 3/14/05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $150,500.00.

Karen McCalla
AFFIANT

Subscribed and sworn to before me on this 28th day of August, 2001.

Diane K. Mann
NOTARY PUBLIC

My Commission Expires: 3/14/05

Subscribed and sworn to before me this 12th day of September, 2001.

Notary public at Large

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003