WARRANTY DEED

Record & Return To:
Southern Title Service, LLC
Three Maryland Farms, STE 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th Day of October, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dat Tien Vu	First Horizon Home Loans d/b/a First	102-3-134
(NAME) 6549 Marauder Drive	(NAME) Tennessee Home Loans 4000 Horizon Way	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Harry Edward Kirkpatrick, Jr. and Janice E. Durham and Sherrie Leach and Sherrie Leach, as Administratrix**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dat Tien Vu** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit: * as the sole heirs at law of Maggie E. Kirkpatrick, *** and wife, Nguyet Thu Tran ** of the intestate estate of Maggie E. Kirkpatrick,

Land in Davidson County, Tennessee, being Lot No. 1236 on the Plan of Charlotte Park, Sec. 20, as of record in Book 3600, Page 90, Register's Office for said County.

Said Lot No. 1236 fronts 72 feet on the westerly side of Marauder Drive, and extends back 144.9 feet on the southerly line and 144.50 feet on the northerly line, to a dead line in the rear on which it measures 89.93 feet.

Being the same property conveyed to Harry E. Kirkpatrick and wife, Maggie E. Kirkpatrick by Warranty Deed of record in Book 4033, Page 742, Register's Office for Davidson County, Tennessee. The said Harry E. Kirkpatrick having died in November, 1988. The said Maggie E. Kirkpatrick having died intestate on July 14, 2001 leaving Janice E. Durham, Harry E. Kirkpatrick, Jr. and Sherrie Leach as her only heirs at law. In File No. 01-P-1370 in the Office of the Clerk for Probate Count for Davidson County, Tennessee, Sherrie Leach was appointed Administratrix of the intestate estate of Maggie E. Kirkpatrick.

Restrictive Covenants of record in Book 3837, Page 823 and any and all matters as shown on plat of record in Plat Book 3600, page 90; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 6549 Marauder Drive Nashville TN 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 8th Day of October, 2001.

Sherrie Leach as Admin.
Sherrie Leach, Administratrix of the intestate estate of Maggie E. Kirkpatrick

Harry Edward Kirkpatrick Jr.
Harry Edward Kirkpatrick, Jr.

Janice E. Durham
Janice E. Durham

Sherrie Leach
Sherrie Leach

Davidson County DEEDWARR
Recvd: 10/11/01 13:30 2pgs
Fees:13.00 Taxes:469.90

20011011-0110977

STATE OF TENNESSEE)
COUNTY OF Rutherford) ss:

Before me, the undersigned Notary Public, personally appeared Harry Edward Kirkpatrick, Jr. who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of October 2001.

Juanita May
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 16, 2004

STATE OF TENNESSEE)
COUNTY OF Davidson) ss:

Before me, the undersigned Notary Public, personally appeared Sherrie Leach and Janice E. Durham. who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October 2001.

Carol T. Baker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/05

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Sherri Leach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administratrix of the intestate estate of Maggie K. Kirkpatrick the within named bargainor, and that she as such Administratrix, as duly authorized executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this 8th day of October, 2001.

Carol T. Baker
NOTARY PUBLIC

My Commission Expires: 1/26/05