WARRANTY DEED

G#1651-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Barbara M Hey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: Let's
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/21/01 15:20 2pgs
Fees:13.00 Taxes:529.10

20011121-0128216

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
THUY VU		MAP 086-03-0-A
(NAME)	(NAME)	
117 Summit Run Place		PARCEL 005.00co
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		FB #04D-95368
(CITY) (STATE) (ZIP)	(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~~ I, LAUREN T. KITCHENS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THUY VU AND TAN HOANG NGUYEN, WIFE AND HUSBAND

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. 5 on the Plan of Summit Run, Phase One, a Planned Unit Development, as of record in Book 9700, Page 334, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lauren T. Kitchens, by Deed from Scott B. Fisher, unmarried, of record under Instrument No. 20000811-0079703, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10326, Page 683, and in Book 10378, Page 251, and as amended in Book 11499, Page 321, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

THIS instrument is being executed in behalf of Lauren T. Kitchens pursuant to a Power of Attorney executed by her on the 14th day of November, 2001, and being filed for record simultaneously herewith, under Instrument No. 20011121-0128215, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 117 Summit Run Place, Hermitage, TN 37076
(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 15th day of November, 2001

LAUREN T. KITCHENS

Lauren L. Kitchens By

By:
WILLIAM L. KITCHENS, ATTORNEY-IN-FACT

William L. Kitchens, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

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, a _____, 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 _____, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of November, 2001, before me personally appeared WILLIAM L. KITCHENS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAUREN T. KITCHENS and acknowledged that he executed the same as the free act and deed of said LAUREN T. KITCHENS.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: _____

Notary Public

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30 2004