PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (SK) Title No: 43015

~~Dav. Co. File: Box 8~~

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Qua Van Lam Nga Ngoc Thi Le 6043 Charlotte Pike Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 91-13-326

Davidson County DEEDWARR
Recvd: 12/07/01 15:37 2pgs
Fees:13.00 Taxes:599.40
20011207-0135281

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$162,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Teresa G. Brockman**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Qua Van Lam and spouse, Nga Ngoc Thi Le** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, subject to restrictions imposed in this instrument, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being a lot or parcel in the 8th, formerly 12th Civil District of said County and State, and being a part of Lot No. 8 on the map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to a survey made by John M. Sullivan, Surveyor, January 28, 1946, as follows:

BEGINNING at the southeast corner of Cowan Avenue and Charlotte Road; thence with the southerly margin of said Road, eastwardly 60 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, southwardly 187 feet; thence South 60 degrees 28 minutes West 69.5 feet to the easterly margin of said Avenue; thence with the easterly margin of said Avenue, northwardly 142.9 feet; thence northwardly 20 feet West 46.5 feet to the beginning.

Being the same property conveyed to Teresa G. Brockman, unmarried, by deed from Hugh D. Claughton and wife, Helen Claughton of record in Book 7927, page 768, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to Taxes for 2002 and subsequent years and to the following restrictions regarding the use of this property:

For a period of forty (40) years from the date of this instrument, Grantee, Grantee's heirs, and assigns are prohibited from using the property and any improvements currently existing or later erected thereon for any animal related use: No overnight or day boarding of pets or animals, grooming of animals, bathing animals, no dentistry or other veterinary care of animals, no pet obedience training, no puppy socialization classes, no pet food or accessory sales, either wholesale or retail.

This is improved property, known as: 6043 Charlotte, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of December, 2001

Teresa G. Brockman

Teresa G. Brockman

State of Tennessee

County of Davidson

On this 5th day of December, 2001 , before me the undersigned authority, personally appeared Teresa G. Brockman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $162,000.00

Affiant

Sworn and subscribed before me this 6th day of December, 2001

Notary Public

My Commission Expires: 11/29/2004

GRACE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.