This Instrument Prepared by:

RAMSEY & THORNTON
Attorneys at Law
Midtown Center, Suite D
320 E. College Street
Dickson, TN 37055
CHIC 1417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY TWO THOUSAND AND 00/100 ($82,000.00) DOLLARS, cash in hand paid by MARTHA NGUYEN, receipt of which is hereby acknowledged, we, JAMES M. GUNTER and wife, CAROLYN S. GUNTER, have bargained and sold, and by these presents do transfer and convey unto the said MARTHA NGUYEN, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 502 and the easterly 15 feet of Lot No. 503, Block 81, on the No. 1 Plan of West Nashville, of record in Book 57, page 74 and 75, said Register's Office, to which reference is hereby made for a sure complete and accurate legal description.

Being the same property conveyed to James Gunter by quit claim deed from Charles Anderson and wife, Beverly A. Anderson dated September 7, 1993, in Book 9074, Page 683 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Indian Avenue.

This conveyance is subject to all matters shown in Plat Book 57, Pages 74 and 75, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MARTHA NGUYEN, his heirs and assigns, forever. And we do covenant with the said MARTHA NGUYEN, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2001 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said MARTHA NGUYEN, his heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 12/19/01 08:51 2pgs
Fees:13.00 Taxes:303.40
20011219-0139851

WITNESS OUR HANDS, on this 14th day of December, 2001.

JAMES M. GUNTER

CAROLYN S. GUNTER

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JAMES M. GUNTER and wife, CAROLYN S. GUNTER, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 14th day of December, 2001.

NOTARY PUBLIC

JOSEPH M. BARRETT NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN My Comm. Expires June 20, 2005

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $82,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 14th day of December, 2001.

NOTARY PUBLIC

JOSEPH M. BARRETT NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN My Comm. Expires June 20, 2005

My Commission Expires: _____

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Tax Map 91-12-72.00

Parcel No. FIELD BOOK #12W09970

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. MARTHA NGUYEN
501-B ANNEX AVE.
NASHVILLE, TN 37209