FORM NO. WD-1

Davidson County DEEDWARR
Recvd: 12/20/01 11:01 2pgs
Fees:13.00 Taxes:721.50

20011220-0140565

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

X [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 2001

[signature]
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires 7/26/2003

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

MORREALE, MACK & TERRY, P.C. 449 Taft Ave., Glen Ellyn, IL 60137
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hanh Hoang (NAME)	Same (NAME)	155-7-A-5
7164 Forrest Oaks Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, George Paul Twigg, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hanh Hoang

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:

~~LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF~~

Land in Davidson County, Tennessee, being Lot No. 7 on the Revised Plan of Poplar Creek Estates, Phase III, Section "A" of record in Book 9700, page 122, Register's Office for said County.
Said Lot No. 7 fronts 70.00 feet on the northeasterly margin of Forest Oaks Drive and extends back 124.18 feet on the northwesterly line and 124.92 feet on the southeasterly line to a dead line in the rear, measuring 70.00 feet theron.

Being the same property conveyed to George Paul Twigg by deed from Donald R. Bain and wife, Jerri E. Bain of record in Book 11644, page 397, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for the year 2002 and subsequent years, The Plan, with Owner's Certificate, of record in Plat Book 9700, page 122, which plan shows a 20 foot minimum building set back line from Forrest Oaks Drive, together with additional setback designations. Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, said Register's Office.

This is unimproved ( ) improved (x) property, known as 7164 Forrest Oaks Drive Nashville, TN 37221
(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 3rd day of Dece.ber 2001

[signature]
George Paul Twigg

74275

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Libby Davis, a Notary Public in and for said County and State, the within named George Paul Twigg, an unmarried person

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August 2001.

Commission expires November 30, 2002

Libby Davis
Notary Public

STATE OF TENNESSEE
_____ County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation 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 _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO