Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

David G Nichols
Affiant

Davidson County DEEDWARR
Recvd: 12/28/01 09:01 2pgs
Fees:13.00 Taxes:314.50
20011228-0143319

Subscribed and sworn to before me, this ____ day of December, 2001.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information:
Trung V. Nguyen 547 Annex Avenue Nashville, TN 37209	SAME	90-12-331

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, J.C. Howard and wife, Jean H. Howard, as tenants in common each an one-half undivided interest, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Trung V. Nguyen, hereinafter called the Grantees, their successors 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. 30 on the Plan of Charlotte Park Annex, of record in Book 3700, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to J.C. Howard and wife, Jean H. Howard, by deed from Joseph C. Fultz, unmarried, of record in Book 6741, Page 871, Register's Office for Davidson County, Tennessee. J.C. Howard and wife, Jean H. Howard conveyed subject property to John C. Howard and wife, Jean H. Howard, as tenants in common and not as tenants by the entirety each an one-half undivided interest by Quitclaim Deed of record in Book 7843, Page 105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 547 Annex Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of December, 2001.

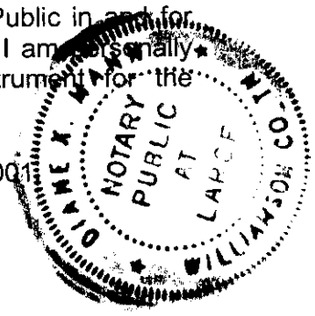
J.C. Howard

Jean H. Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J.C. Howard and Jean H. Howard, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of December, 2001.



Notary Public

My Commission expires 03/14/05