WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/02 15:14 2pgs
Fees:13.00 Taxes:562.40

20020228-0025694

N-WADDELL-02-5532

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2002.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Terry Burkhalter	Franklin American Mortgage	
5532 Kendall Drive	(NAME) 501 Corporate Centre Drive, Suite 400	103-06-90
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LOC NGUYEN AND LOI NGUYEN AND BAO NGUYEN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto M. TERRY BURKHALTER AND PEGGY C. BURKHALTER, TENANTS IN COMMON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 8 on the Plan of Brookside Courts Subdivision, as of record in Book 1424, page 145, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Loc Nguyen and Loi Nguyen, married, and Bao Nguyen by Deed dated April 13, 1994, filed for record on April 18, 1994 in Deed Book 9315, Page 852, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5532 Kendall Drive, Nashville, Tennessee 37209
(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/our hand(s) this 15th day of February, 2002.

Loc Nguyen

Loi Nguyen

Bao Nguyen

STATE OF Tennessee

COUNTY OF Davidson

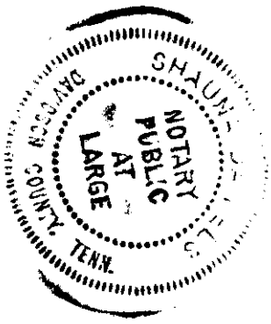
I, , a Notary Public of the County and State first above written, do hereby certify that Loc Nguyen and Loi Nguyen and Bao Nguyen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of February, 2002.

Shaunna Daniels
Notary Public

My Commission Expires:

(SEAL) My Commission Expires SEP. 25, 2004



MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:

RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138