Davidson County DEEDWARR
Recvd: 05/06/02 12:26 2pgs
Fees:13.00 Taxes:491.36
20020506-0055250

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132800.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2002.

Notary Public

My Commission Expires: 11/2/05

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kevin Thomas and Kristin Thomas
1429 Bell Trace Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 162-160-E-047.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Minh Duc Hoang, a married man,** hereinafter referred to as Grantors, hereby transfers and conveys to **Kevin R. Thomas and Kristin A. Thomas, husband and wife** hereinafter referred to as Grantees, their heirs 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. 16 on the Resubdivision of Lots 16 and 17 of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 8250, page 645, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Minh Duc Hoang, married, by QuitClaim Deed from Hung Duc Hoang, unmarried, of record in Book 11049, page 189, and by Warranty Deed of record in Book 10283, page 703, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 8250, Page 645, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9408, Page 320, Book 9613, Page 20, and Book 9892, Page 927, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Water & Sewer of record in Book 10131, Page 914, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Water & Sewer of record in Book 10131, Page 918, Register's Office for Davidson County, Tennessee.

Subject to an HOA Charter of record in Book 9421, Page 454, Register's Office for Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement of record in Book 9771, Page 565, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1429 Bell Trace Drive, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of April, 2002.

Minh Duc Hoang

Kimberly D. Hoang

Kimberly D. Hoang joins in the conveyance of the above mentioned property to convey any and all of her interests, marital or otherwise.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Minh Duc Hoang and Kimberly D. Hoang, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2002.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.