Davidson County DEEDWARR
Recvd: 05/28/02 10:12 3pgs
Fees:18.00 Taxes:286.75

20020528-0064100

Prepared by and retun to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Hien Van Tran and wife, Mai Thi Thach,** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **Myrtle S. Lambos,** it's successors and assigns, forever, that certain parcel of real estates located in **Davidson County**, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 23RD **day of** May **2002.**

HIEN VAN TRAN
Hien Van Tran

MAI THI THACH BY HIEN VAN TRAN
Mai Thi Thach by Hien Van Tran, Attorney in Fact

STATE Of TENNESSEE
COUNTY Of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Hien Van Tran** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of and acknowledged that he/she executed, as his free act and deed.

Witness my hand and official seal, this 23RD **day of** May **2002.**

Lola A. Taylor
Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

STATE Of TENNESSEE
COUNTY Of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Mai Thi Thach** by and through her lawful attorney in fact, Hien Van Tran, known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the said Mai Thi Thach and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said ~~Hien Van Tran~~. Mai Thi Thach

Witness my hand and official seal, this 23rd **day of** May **2002.**

Lola A. Taylor
Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$77,500.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd **day of** May **2002.**

Ann M. Ledet
Notary Public

My Commission expires: 7/25/2005

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Map and Parcel Number: 119-07-80.00

Address of New Owner:
2608 Ennis Road
Nashville, TN 37210

Send Tax Bills To:
Same

6020144

EXHIBIT "A"

Land in Davidson County Tennessee, being Lot No. 67 on the Plan of Laurel Acres of record in Plat Book 2133, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Hien Van Tran and wife, Mai Thi Thach from John M. Petty, Jr. and wife, Jennifer W. Petty by Warranty Deed dated 12-19-97 and recorded 12-29-97 in Book 10735, Page 312, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 2133, Page 48, Register's Office for Davidson County.

This conveyance is subject to all zoning regulations, building restrictions, easements, rights to public utilities, or other governmental regulations applicable to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).