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

Davidson County DEEDWARR
Recvd: 05/30/02 09:42 3pgs
Fees:18.00 Taxes:462.50
20020530-0065450

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 **James Glen Dugger, Jr.**, hereafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Tan H. Vu** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **DAVIDSON** County, State of Tennessee, and being described as follows, to-wit:

See 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.

This conveyance is made subject to any and all zoning regulations, building restrictions, easements and/or setback lines, 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) herein.

Witness my hand this 17 **day of** May, **2002.**

James Glen Dugger, Jr.

STATE OF TENNESSEE
COUNTY OF TN

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared **James Glen Dugger, Jr.**, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 17 **day of** May **2002.**

Notary Public
My Commission expires:

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Karen R Ewton
Affiant

Subscribed and sworn to before me this 17 day of May 2002.

Notary Public
My Commission expires:

Map and Parcel: 147-01-185.00

Address of New Owner:
630 Harding Place
Nashville, TN 37211

Send Tax Bills To:

Same

6020131

EXHIBIT "A"

A certain tract or parcel of land locate in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 279 on the Plan of Caldwell Hall, Section Two, of record in Plat Book 2900, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James Glenn Dugger, Jr. by Warranty Deed from Mary T. Rogers, a widow, dated 4-11-94 and recorded 4-15-94 of record in Book 9313, page 582, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 3097, Page 497 and all matters of record in Plat Book 2900, Page 96, Register's Office for Davidson County.

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