Return to:

SI[illegible]ELL & BARRETT, P.C.
121 1st Av[illegible] South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/25/02 10:07 2pgs
Fees:13.00 Taxes:949.05

20020725-0089223

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$256,500.00.**

Affiant

Subscribed and sworn to before me, this the 22 day of July, 2002.

Notary Public

My commission expires: 11-22-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Binh T. Nguyen	OWNER	**171-04-A-04300.C0**
5404 Brownstone Dr.		
Brentwood, Tn. 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Donald L. Vanarsdale and wife Lovel B. Vanarsdale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Binh T. Nguyen

HEREINAFTER CALLED THE 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. 88 on the Plan of Section One, Brownstone, of record in Book 9700, pages 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald L. Vanarsdale and wife Lovel B. Vanarsdale by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Book 11214, page 191, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 10658, page 952, First Amendment of record in Instrument Number 20010118-0005696;All matters shown on the Plan of record in Book 9700, pages 496 & 497, said Register's Office; subject to rights of others in and to the common areas/elements; Charter of Brownstone Homeowner's Association, Inc. of record in Book 10659, page 15, said Register's Office; Subject to a Stormwater Detention Agreement of record in Book 10951, page 689, said Register's Office; By-Laws of record in Book 10658, page 995, Register's Office for Davidson County, Tennessee.

This is improved (✓) Unimproved (____) property, known as **5404 Brownstone Dr., Brentwood, Tn. 37027**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 22 day of July, 2002.

Donald L. Vanarsdale

Donald L. Vanarsdale

Lovel B. Vanarsdale

Lovel B. Vanarsdale

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 **Donald L. Vanarsdale and Lovel B. Vanarsdale,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this 22 day of **July, 2002.**

Notary Public

My Commission Expires: 11-22-05

