RECORD & RETURN TO:
BOX 36, DAVIDSON COUNTY

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/02 15:41 2pgs
Fees:13.00 Taxes:562.40

20020805-0093990

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF AUGUST, 2002.

NOTARY PUBLIC

My Commission Expires:
3/26/05

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18603

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
6701 Charlotte Pike Nashville, TN 37209	SAME	102-08-080

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SEARCY PAGE, married and TERRY JOHNSON, unmarried, hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto THE VIETNAMESE BUDDHIST ASSOCIATION OF NASHVILLE, TENNESSEE, INC., a Tennessee Corporation, hereinafter called **"GRANTEE,"** is successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of the Resubdivision of Lots 120 and 121 Horton Heights, Section II, Lot 122, Horton Heights III, of record as Instrument No. 200007100067914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Searcy Page and Terry Johnson, by Deed from Western Hills Church of Christ, a Tennessee Corporation, of record as Instrument No. 20010703-0070503, Register's Office for Davidson County, Tennessee.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been assumed by the Grantee; and
2. All matters shown on plan of record in Instrument No. 200007100067914, Register's Office for Davidson County, Tennessee; and
3. Restrictive Covenants of record in Book 2087, page 566, as amended in Book 2093, page 49, Register's Office for Davidson County, Tennessee; and
4. Easement for water line, of record in Book 2862, page 384, Register's Office for Davidson County, Tennessee; and
5. Easement for sanitary sewers and/or storm drainage, of record in Book 5081, page 246, Register's Office for Davidson County, Tennessee; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 6701 Charlotte Pike
Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and/or assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and/or 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 our hands this 1st day of August, 2002.

Searcy Page

Terry Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 1, 2002, before me personally appeared SEARCY PAGE and TERRY JOHNSON to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 1st day of August, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/26/05