Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2002. (Affix Seal) Notary Public My Commission Expires: 1/29/05

Mail To:
Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

WARRANTY DEED

Preparer's File #-02G0631

LINDSAY M. LOPEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Phong T. Ngo and Mai Thao T. Ngo	Suntrust Mortgage, Inc.	91-05-227
621 Nashua Lane	901 Semmes Avenue	
Nashville, TN 37209	Richmond, Virginia 23224	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JULIA STINSON, EXECUTRIX for the Estate of SATO STINSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PHONG T. NGO AND MAI THAO T. NGO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: **

** as joint Tenants with Right of Survivorship.

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Mosswood Heights, Section 2, as of record in Book 4175, page 155, Register's Office for said County.

Said Lot fronts 51.0 ft. on the West side of Nashua Lane; thence runs 125.0 ft. west to a point; thence runs 51.0 ft. North 2 deg. 32 ' East to a point; thence runs 125.0 ft. to a point on the west side of Nashua Lane.

Being the same property conveyed to Sato Stinson, unmarried by deed from William & Lee, Inc. of record in Book 4540, page 96, filed on 09-27-71, said Register's Office. The said Sato Stinson now deceased and the Executrix being Julia Stinson, with full power to sell, transfer and convey property.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **621 Nashua Lane, Nashville, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is 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 GRANTEE, 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 **15th** day of **August, 2002**:

Julia Stinson Executrix
Julia Stinson

Davidson County DEEDWARR
Recvd: 08/27/02 15:32 1pgs
Fees:13.00 Taxes:307.10
20020827-0103716

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JULIA STINSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, TN, this 15th day of August, 2002.

Notary Public

My Commission Expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.