Realty
48A

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 11/26/02 14:23 2pgs
Fees:13.00 Taxes:468.05
20021126-0146650

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November, 2002
Notary Public
MY COMMISSION EXPIRES: 5-30-04
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quan Vinh Vo (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 102-3
6555 Marauder Drive (ADDRESS)	718 THOMPSON LANE #104 (ADDRESS)	PARCEL 137
Nashville, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37204 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Blanche E. Smith, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Quan Vinh Vo and wife, Jenny Luu Vo

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. 1239 on the Plan of Charlotte Park, Section 20 as of record in Book 3600, page 90, Registers office for Davidson County, Tennessee.

Said Lot No. 1239 fronts 74 feet on the southeasterly side of Marauder Drive and extends back 139 feet on the northwesterly line and 143.8 feet on the southeasterly line to a dead line in the rear, measuring 92.36 feet.

Being the same property conveyed to William Gilbert Smith and wife Blanche E. Smith by deed from Alvin W. Terrell and Son, Inc., a Tennessee Corporation as of record in Book 3920, page 355, Registers office for Davidson County, Tennessee. The said William Gilbert Smith having since died.

unimproved ( )
This is improved (X) property, known as 6555 Marauder Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 hand this 11th day of November, 2002

Blanche E Smith
Blanche E. Smith BY:
Wanda L. Smith, Attorney in Fact By Wanda L Smith, Attorney in Fact

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 Wanda L. Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Blanche E. Smith as her Attorney in Fact, as the free act and deed of the within named Blanche E. Smith.

Witness my hand and official seal at Nashville, TN this 11th day of November, 2002.

NOTARY PUBLIC

P. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON

My Commission Expires: July 24, 2004