Davidson County DEEDWARR
Recvd: 12/05/02 12:27 2pgs
Fees:13.00 Taxes:782.55

20021205-0150036

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 211,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ha Tran and Bryan Tran	HA TRAN + BRYAN TRAN	Map: 172-5B-
(NAME) 5840 Sterling Oaks	(NAME) 5840 STERLING OAKS	Parcel: 88
(ADDRESS) Brentwood TN 37027	(ADDRESS) BRENTWOOD TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, SCOTT FRASER BAIN AND WIFE, CASSANDRA MOLCHAN BAIN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto HA TRAN AND BRYAN TRAN, 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 all of Lot No. 20, on the plan of Final Plat of Sterling Oaks, Phase II, as shown by plat appearing of record in Plat Book 11190, Page 141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Scott Fraser Bain and wife, Cassandra Molchan Bain by Warranty Deed of record in Instrument No. 200007060067108, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 10951, page 547 as amended in Book 11514, page 959; Charter of Homeowners' Association in Book 10951, page 540; Easements in Book 7250, page 755, Book 4600, page 95 and in Book 4600, page 99; and, any and all matters as shown on plat of record in Plat Book 11190, page 141; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5840 Sterling Oaks, Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEES 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 25th day of November, 2002.

Scott Fraser Bain

Cassandra Molchan Bain

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Scott Fraser Bain and wife, Cassandra Molchan Bain who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of November, 2002.

Notary Public

DEBRA L. GENTRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires JULY 26, 2003

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027