NOT

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1731
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Ngoc Peter Vongboupha 2430 Inga Street Nashville, TN 37206	Amsouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	72-13-120 27W-00975

Davidson County DEEDWARR
Recvd: 12/11/02 10:23 2pgs
Fees:13.00 Taxes:258.63

20021211-0152704

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, WE,

Charles Dunn, unmarried

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

Ngoc Peter Vongboupha, unmarried

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 Number 56, on the Plan of Springdale Subdivision, of record in Plat Book 974, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Dunn, by Deed, dated April 19, 1994, of record in Book 9322, Page 873, Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 2430 Inga Street Nashville, TN 37206

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 OUR HANDS THIS 27th day of November, 2002

Charles Dunn

STATE OF CALIFORNIA
COUNTY OF Riverside

Personally appeared before me, Charles Duan, unmarried

with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.
Witness my hand, at office the 27th day of November, 2002

Notary Public

My Commission expires: 11/29/05

JANET WHITE
Commission # 1332361
Notary Public - California
Riverside County
My Comm. Expires Nov 29, 2005

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of November, 2002

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003