03

Realty Title 38-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/02 16:14 2pgs
Fees:13.00 Taxes:529.10
20021227-0160090

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: 3/14/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Sullivan Hart (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 172-12-B
1208 Crestfield Drive (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 103
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Truyen Van Nguyen n/k/a Story Van Nguyen, married, and Thuy Thi Thanh Dao, a/k/a Thanh Thuy Thi Dao and n/k/a Mandy Dao, unmarried

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

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. 431 on the Plan of Section 6, Bradford Hills, as of record in Plat Book 7900, page 6, amended in Plat Book 7900, page 290, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Truyen Van Nguyen and Thuy Thi Thanh Dao, both unmarried, by deed from Teresa Lance, unmarried, of record in Book 10450, page 469, said Register's Office. The said Truyen Van Nguyen is now known as Story Nguyen and Thuy Thi Thanh Dao, also known as Thanh Thuy Thi Dao, is now known as Mandy Dao.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

Hang Le joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Truyen Van Nguyen n/k/a Story Van Nguyen.

unimproved ( )
This is improved (X) property, known as 1208 Crestfield Drive, Nashville, TN 37211
(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 our hand s this _____ day of _____

X _____
Story Van Nguyen

X _____
Hang Le

X _____
Mandy Dao

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 Truyen Van Nguyen n/k/a Story Van Nguyen and wife, Hang Le, and Thuy Thi Thanh Dao, a/k/a Thanh Thuy Thi Dao and n/k/a Mandy Dao, unmarried

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of December 2002

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2003.

My commission expires _____

Notary Public