Box 48A
04

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0302-50581

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 116,000.00.

John R. Hall Jr.
Affiant

Subscribed and sworn to before me, this 20th day of February 2003.

Notary Public
My commission expires: 11-27-06

ROBIN TEASLEY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Davidson County DEEDWARR
Recvd: 02/24/03 10:56 2pgs
Fees:13.00 Taxes:429.20
20030224-0023928

Address of New Owner	Send Tax Bills to:	Tax Information
Quy Nguyen	American Mortgage Network	086-14-0-B
3004 Lake Drive	11625 Rainwater Dr. Ste 650	00400C0
Hermitage TN 37076	Alpharetta, GA 30004	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry L. Coker**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Quy Nguyen,** hereinafter called the Grantees, their successors 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. 4 on the Revised Final Plat, Lots 1-4, Fleetwood Subdivision, Phase One, of record in Plat Book 7900, page 318, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Terry L. Coker and wife, Angela R. Coker by deed from Ken Lokey Homes, Inc. of record on March 1, 1991 in Book 8302, page 101, Register's Office for said County. Terry L. Coker and Angela R. Coker having since divorced by Final Decree of the Probate Court for Davidson County, Tennessee, Docket No. 91D-3079. Angela R. Coker having conveyed subject property to Terry L. Coker by Quitclaim Deed of record in Book 9324, page 821, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3004 Lake Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of February, 2003.

Terry L. Coker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Terry L. Coker**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand at office on this 20th day of February 2003.

Notary Public

My Commission expires: 11-27-06

