(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Ben Shive and Beth Shive	Owner	Map: 172-8
5912 Kinsdale Dr.		Parcel: 031.00
Nashville, TN 37211		6DU-60202

For and in Consideration of the sum of $ 113,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, Justin Phan and wife, Hoa Dinh

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Ben Shive and wife, Beth Shive

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 120** on the plan of **Forest Acres Estates,** Section One, as of record at **Plat Book 3700, page 2,** Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantors herein by deed as of record at Book 11454, page 478, said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to 2003 property taxes which have been prorated this date and the grantee assumes in full, to Restrictive Covenants of record at Book 3874, page 704, Sewer Easement of record at Book 7573, page 183, and the limitations shown on said plan at Plat Book 3700, page 2, all said Register's Office.

Davidson County DEEDWARR
Recvd: 03/11/03 15:04 2pgs
Fees:13.00 Taxes:418.10
20030311-0032404

This is **IMPROVED** property known as: 5912 Kinsdale Dr., Nashville, TN 37211
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 7th day of MARCH, 20 03

Justin Phan

Hoa Dinh

STATE OF TENNESSEE:
COUNTY OF Williamson:

The actual value of consideration, whichever is greater, for this transfer is $ 113,000.00

Beth Shaw, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 03-07-2003

My Commission Expires: 10-25-2003

Notary Public

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 Justin Phan and wife, Hoa Dinh

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on March 7, 2003.

My Commission Expires: 10-25-2003

Notary Public : Ruth Randolph

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public