WARRANTY DEED

G-HUY-03-1102

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/07

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Adams	~~America's Wholesale Lender~~ Countrywide Home Loans (NAME) S-104	
1102 Forrest Avenue	718 Thompson Lane ~~750 Old Hickory Blvd. #180~~	83-9-125
(ADDRESS) Nashville, Tennessee 37206	Nashville, TN 37204 (ADDRESS) ~~Brentwood, TN 37027~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHOL HUY AND LAUREN K. HUY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL L. ADAMS, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 24 and the easterly 2.0 feet of Lot No. 23 in the second Resubdivision of the Bransford-McWhirter Subdivision of the Allison Place, of record in Book 332, Page 20, Register's Office for said County.

Said Lot No. 24 and part of Lot No. 23 front together 47.0 feet on the south side of Forrest Avenue and run back between parallel line in a southerly direction to an alley.

Being the same property conveyed to Phol Huy and Lauren K. Huy by Deed filed for record on July 18, 2000 in Instrument#20000718-0070967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 03/21/03 14:34 2pgs
Fees:13.00 Taxes:599.40

20030321-0037893

unimproved ( )
This is improved (X) property, known as 1102 Forrest Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of March, 2003.

Phol Huy

Lauren K. Huy

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Phol Huy and Lauren K. Huy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of March, 2003.

Notary Public

My Commission Expires: 5/30/07

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027