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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Kien N Ta
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of March, 2003.

Notary Public

My Commission Expires: 11/27/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/25/03 14:51 2pgs
Fees:13.00 Taxes:288.60
20030325-0039346

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kien Ta
326 Tampa Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
OWNER

MAP-PARCEL NUMBERS:
133-16-0-84

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Therasa L. Crittendon, married** * hereinafter referred to as Grantors, hereby transfers and conveys to **Kien Ta** hereinafter referred to as 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. 29 on the Plan of Kenilworth Estates, Section Three, of record in Book 2900, Pages 149 and 150, Register's Office for said County.

Said Lot No. 29, which is a corner lot, fronts 81.00 feet on the southerly margin of Paragon Mill Road and fronts 64.00 feet on the easterly margin of Tampa Drive, said frontages being joined by a curve having a length of 31.4 feet, and extends back 101.0 feet on the southerly line and 84.00 feet on the easterly line to a point of intersection.

Being the same property conveyed to Therasa Lynn Dishman, unmarried, by deed from Daniel S. Johnson and wife, Angela Johnson of record in Book 8670, Page 21, and rerecorded in Book 8849, Page 428, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Therasa L. Crittendon by Quitclaim Deed from Therasa Lynn Dishman NKA Therasa L. Crittendon of record in Book 10501, Page 781, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2900, Page 149 and 150, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3221, Page 445, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

* John C. Crittendon, Jr., husband of Therasa L. Crittendon, joins in this instrument to convey any and all marital interest he has in said property.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 326 Tampa Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this ~~21~~ 24th day of March, 2003.

Therasa L. Crittendon

*John C. Crittendon, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Therasa L. Crittendon and John C. Crittendon, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this ~~21~~ 24th day of March, 2003.

Notary Public

My Commission Expires: 11-2005

07764-BP