BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$81,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF **April, 2003**. Notary Public MY COMMISSION EXPIRES: **OCTOBER 25, 2003**. (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTHA NGUYEN	**SAME**	**090-12-0-321.00**
(NAME) **501B ANNEX AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LONG VIET DEO, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTHA NGUYEN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 45 on the Plan of Charlotte Park Annex of record in Plat Book 3700, page 49, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Long Viet Deo by deed from Ada L. Burch, unmarried of record in Book 10826, page 314, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement to Tennessee Electric Power Company of record in Book 3700, page 48, said Register's Office, and any and all easements, restrictions, and conditions of record which may affect said property.

This is not the principal residence of the grantor.

Davidson County DEEDWARR
Recvd: 04/09/03 10:57 2pgs
Fees:13.00 Taxes:299.70

20030409-0047160

Unimproved ( )
This is improved(X) property, known as **532 FOUNDRY DRIVE, NASHVILLE, TN 37209**
(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, her heirs assigns forever; and we do covenant with the said GRANTEE 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, her 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 9 day of **APRIL, 2003**.

LONG VIET DEO

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 **Long Viet Deo**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of **April, 2003**.

Commission expires: OCTOBER 25, 2003.

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen
Notary Public