Return To: First Title & Escrow File Box 9B #20522	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$103,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF **APRIL, 2003**. Notary Public MY COMMISSION EXPIRES: 10/25/2003 (AFFIX SEAL)

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
TIN T. THAI, ET UX	Suntrust Mortgage, Inc.	**091-05-263**
(NAME) **805 NASHUA COURT**	(NAME) 201 4th Avenue North, 7th floor	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) Nashville, TN 37219	
(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, **WE, LIDIA E. RIVERA, UNMARRIED AND ALEIDA DIAZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIN T. THAI AND WIFE, HOA T. HO,** HEREINAFTER CALLED THE 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. 3 on the Plan of Brookewood, Phase Two of record in Book 8250, page 877, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Lidia E. Rivera, unmarried and Aleida Diaz, unmarried from The Marchetti Company by deed of record in Book 11356, page 690 and re-recorded in Book 11678, page 778, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Overhead Line Easement to Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board of record in Book 10994, page 363, said Register's Office and any and all other easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is the principal residence of the Grantors.

Davidson County DEEDWARR
Recvd: 05/05/03 11:53 2pgs
Fees:13.00 Taxes:381.10
20030505-0059425

Unimproved ( )
This is improved(**X**) property known as **805 NASHUA COURT, 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, his 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, 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 our hands this 24 day of **APRIL, 2003**.

Lidia Leonice Rivera
LIDIA E. RIVERA

ALEIDA DIAZ

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 **Lidia E. Rivera and Aleida Diaz,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of **April, 2003**.

Commission expires: **OCTOBER 25, 2003**

LEE A. COHEN NOTARY PUBLIC AT LARGE

Lee A. Cohen
Notary Public