File Box 19B

03-4-036-A

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of April, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Thuan Dinh Nguyen, and wife Tau Tran and Thuong D. Nguyen, married,	AmSouth Bank	95-05-0-A
(NAME) 4208 Glynda Drive	(NAME) P.O. Box 57046	55.00CO
(ADDRESS) Nashville, TN 37216	(ADDRESS) Irvine, CA 92619-7046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mai Chi Tran, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thuan Dinh Nguyen, and wife Tau Tran and Thuong D. Nguyen, married,**, hereinafter called the Grantee(s), 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. 55, Belle Acres Subdivision, of record in Book 5200, Page 144, and revised in Book 5200, Page 227, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mai Chi Tran, by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of record in Book 9377, Page 523, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants, of Belle Acres, of record in Book 5408, Page 360, and amended in Book 5412, Page 771 Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 2017 Lynmeade Drive, Nashville, TN, 37210.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the 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 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 GRANTEES, their successors 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 WHEREOF, hand , this 25th day of April, 2003.

Mai Chi Tran

Trung Dang, by his Attorney-in-Fact, Mai Chi Tran

Davidson County DEEDWARR
Recvd: 05/05/03 15:29 2pgs
Fees:13.00 Taxes:155.40

20030505-0059674

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 Mai Chi Tran, a married woman, the bargainor(s), 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 Brentwood, Tennessee, this 25th day of April, 2003.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

On this 25th day of April, 2003, before me personally appeared Mai Chi Tran, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Trung Dang, and acknowledged that she executed the same as the free act and deed of the said Trung Dang.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of April, 2003.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Trung Dang, spouse of Mai Chi Tran, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantee(s).

This instrument is being executed in behalf of Trung Dang pursuant to a Power of Attorney executed by same on the 28th day of April, 2003, and being filed for record in Instrument No. 20030505005967 3, and being recorded simultaneously herewith.