Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030158

Davidson County DEEDWARR
Recvd: 06/02/03 14:10 2pgs
Fees:13.00 Taxes:460.65
20030602-0074722

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hai Van Ho and wife, Thu Thi Nguyen and Doc Van Tran** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Trang Nguyenand husband, Tuan Ngoc Nguyen and, Khai P. Nguyen and wife, Hien T. Nguyen** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 813 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, pages 67 and 68, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

Said Lot No. 813 fronts a total of 94.95 feet on the northwesterly side of Firestone Court, and extends back 133.2 feet on the northeasterly line and 98.0 feet on the southerly line, to a broken line in the rear which measures a total of 176.9 feet.

Being the same property conveyed to Hai Van Ho and wife, Thu Thi Nguyen and Duoc Van Tran by Deed from Thomas B. Morris and wife, Martha D. Morris dated 8-30-96, recorded 9-4-96, in Book 10176, page 745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions; easements and/or setback lines of record in Book 3700, page 67 and 68, said Register's Office; easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of May, 2003.

Hai Van Ho

Thu Thi Nguyen

Doc Van Tran

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Hai Van Ho and wife, Thu Thi Nguyen, and Doc Van Tran** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 21 day of MAY, 2003

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Notary Public

My Commission Expires: 5.22.04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $124,500.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21 day of MAY, 2003.

Notary Public

My Commission Expires: 5.22.04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

MAP AND PARCEL NUMBERS: 102-04- 108.00

ADDRESS OF NEW OWNER:
6517 Firestone Court
Nashville, TN 37209

SEND TAX BILLS TO THE SAME ADDRESS