PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (GJ) Title No: 44735

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/01/03 15:15 2pgs
Fees:13.00 Taxes:419.95
20030701-0090967

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Truc Nguyen Nhi Vu 6417 Premier Drive Nashville, Tennessee 37204	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 102-04-073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$113,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Donna Lynn Gessert Watkins, Executrix of The Estate of Ella Hazel Gessert, with full power, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Truc Nguyen and spouse, Nhi Vu** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 722 on the Map of Charlotte Park Section Twelve of record in Book 2900, page 127 & 128, Register's Office for said County.

Said Lot No. 722 fronts 149.6 feet on the southerly margin of Premier Drive and extends back 160.9 feet on the westerly line and 160.0 feet on the easterly line to a dead line in the rear, measuring 7.0 feet thereon.

Being the same property conveyed to E. Hazel Gessert, an unmarried woman by deed from James B. Goad and wife, Robert C. Goad of record in Book 4604, page 792, said Register's Office. The said E. Hazel Gessert has since died. The Last Will and Testament of Ella Hazel Gessert Will Book 4872, page 899238 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division appointed Donna Lynn Gessert Watkins as Executrix, and directed her to sell subject property. Letters Testamentary were issued to Donna L. Watkins under Docket No. 02P1600, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 127 and 128, said Register's Office, which Plan shows a 35 foot minimum building setback line from Premier Drive and a 5 foot easement for public utility purposes along the rear and westerly side line(s); a 5 x 25 foot utility anchor easement located on the rear corner of said lot with an 8 inch sewer line lying therein and a manhole along the rear portion of the westerly side line of said lot.

This is improved property, known as: 6417 Premier Drive, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2003 .

Donna Lynn Gessert Watkins, Executrix

Donna Lynn Gessert Watkins, Executrix, with full power

State of Tennessee
County of Williamson

Before me the undersigned authority, personally appeared Donna Lynn Gessert Watkins to me known (or proved to me on the basis of satisfactory evidence), to be Executor of **Ella hazel Gessert**, the within named bargainor, an Estate, and acknowledged the execution of the foregoing instrument as such Executor for the purposes therein contained.

Witness my hand and official seal, on June 30, 2003

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary Public

My Commission Expires

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $113,500.00

Affiant

Sworn and subscribed before me this 30th day of June, 2003

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary Public

My Commission Expires