This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 025-04-0
PARCEL: 105.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Chien Van Nguyen

Davidson County DEEDWARR
Recvd: 07/03/03 14:53 2pgs
Fees:13.00 Taxes:647.50

20030703-0092683

WARRANTY DEED

THIS INDENTURE, made this 1st day of July, 2003 between

Treva Ford Ramsey n/k/a Treva Exum

Of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Chien Van Nguyen

Of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennesee, being part of Lot No. 3 of the J.W. Harris Subdivision of the Clark Homeplace, not of record, and described as follows: Beginning at a point on the Westerly margin of Dickerson Pike at the Southeast corner of the land leased to Esso Standard Oil Company by instrument of record in Book 2005, page 167, said Register's Office; thence with said Oil Company's South line, Westwardly 125 feet to the Westerly margin of Dickerson Pike; thence with the margin of the same, Northwardly 38 feet to the beginning.

This being the same property conveyd to Treva Ford Ramsey by Deed dated 8-13-73 from Margaret Lundy Capps of record in Book 4737, Page 548 Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Treva Exum

Treva Ford Ramsey n/k/a Treva Exum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Treva Ford Ramsey n/k/a Treva Exum the within named bargainor(s), 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 within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of July,2003

Notary

My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $175,000.00.

Treva Exum
Affiant

Sworn to and subscribed before me, this 2nd day of July, 2003

Notary Public

My Commission Expires: 9/30/06