Return To:

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way

Suite 150, Seven Springs Way
Brentwood, Tennessee 37027
6030200

Davidson County DEEDWARR
Recvd: 07/11/03 14:50 2pgs
Fees:13.00 Taxes:440.30

20030711-0096630

Send Tax Bills To:

Same

New Owner is:
3743 Turley Drive
Nashville, TN 37211

MAP: 148-05-0-
PARCEL: 24.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thuy Nguyen and Huyen Trinh**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dung Bui and wife,** Suu Tran , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Lot No. 72 on the Plan of Hillbrook, SEction 3, as of record in Book 3300, page 84, Register's Office for said County.

Said Lot No. 72 fronts 80 feet on the westerly side of Turley Drive, and extends back 122.6 feet on the north line and 143.1 feet on the south line, to a dead line in the rear on which it measures 69 feet.

Being the same property conveyed to Thuy Nguyen and Huyen Trinh by Deed from William E. Blalock dated 10-30-02, recorded 11-7-02, in Instrument # 20021107-0137074, Register's Office for Davidson County, Tennessee. Also acquired by William E. Blalock and wife, Ella J. Blalock by Deed of record in Book 3640, page 638, said Register's Office. The said Ella J. Blalock being deceased and William E. Blalock having received the property as surviving tenant by the entirety.

This conveyance is made subject to any and all zoning regulations, building restrictions; Restrictions of record in Book 3460, page 295, said Register's Office; Easements and/or setback lines of record in Book 3300, page 84, 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 the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24 day of June, 2003.

GRANTOR: _____

Thuy Nguyen

_____

Huyen Trinh

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thuy Nguyen and Huyen Trinh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24 day of June, 2003.

_____
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 $119,000.00.

_____
Affiant

SWORN TO and subscribed before me this 24 day of June, 2003.

_____
NOTARY PUBLIC

My commission expires: 5-22-04