ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Heber Quinteros	Pulte Mortgage	
711 23rd Street	7475 South Joliet St.	MAP and PARCEL
Nashville, TN 37209	Englewood, CO 80112	91-5 258

Return to B-3578

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Jack Case Wilson Title Associates 7100 Executive Ctr. Dr., Suite 150 Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Vu Nguyen and Loan Nguyen, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Heber M. Quinteros** *an unmarried man (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hullett Subdivision, of record in Plat Book 8250, Page 317, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vu Nguyen and wife, Loan Nguyen, by Warranty Deed dated June 12, 1998, from Charles W. Childress, Jr., and wife, Mary Childress, of record in Book 10978, Page 727, Register's Office for Davidson County, Tennessee. Vu Nguyen is one and the same person as Charlie A. Nguyen. Loan Nguyen is one and the same person as Kathy L. Nguyen.

This is property with a common address of 711 23rd Street, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 8250, Page 317, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 6377, Page 822, said Register's office.

Davidson County DEEDWARR
Recvd: 07/14/03 08:30 2pgs
Fees:13.00 Taxes:354.83
20030714-0097631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $95,900.00

Katrina Lewis
Affiant

Subscribed and sworn before me this 27th day of June, 2003.

Elaine Eversmeyer
Notary Public

My Commission Expires: 1-29-05

ELAINE EVERSMEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **June, 2003**.

Vu Nguyen
Vu Nguyen

Loan Nguyen
Loan Nguyen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Vu Nguyen and Loan Nguyen, husband and wife** , with whom I am personally acquainted, or who 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 office this **27th** day of **June, 2003**.

Notary Public
My Commission Expires: 1-28-2006

CINDY SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN 28, 2006

File No. 0306-225