This instrument prepared by:

PAUL J. GAM
1672 CHATHAM AVENUE
ARDEN HILLS
MN 55112

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/03 10:36 3pgs
Fees:18.00 Taxes:259.00

20030717-0100256

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID GAM AND PATRICIA GAM	DAVID GAM AND PATRICIA GAM	133-13-115
(NAME)	(NAME)	
510 ELAINE DRIVE	1661 CLUBHOUSE DRIVE	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37211	DYERSBERG, TN 38024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, MAE LIANG GAM, UNMARRIED *have this day bargained and sold, and do hereby transfer and convey unto the said* DAVID GAM AND PATRICIA GAM *the Grantees herein, their (successors), heirs and assigns, certain real estate in* DAVIDSON *County,* TENNESSEE *as follows:*

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF MINNESOTA
COUNTY OF RAMSEY

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Affiant Mae L. Gam
MAE LIANG GAM, UNMARRIED

Subscribed and sworn to before me this the 10 *day of* July 2003

My commission expires: Jan 31, 2005 *Notary Public* Dale A. Carlson

(Affix Seal)

DALE A. CARLSON
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2005

This is unimproved ( ) property, known as 510 ELAINE DRIVE, NASHVILLE, TN 37211
improved ✓ *(House Number) (Street) (P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this_____day of_____, 20__, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mae L. Gam
MAE LIANG GAM, UNMARRIED

STATE OF MINNESOTA
COUNTY OF RAMSEY

Personally appeared before me, DALE A. CARLSON, *a Notary Public in and for said County and State,* MAE LIANG GAM, *the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* SHE *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at TCF Bank, *this* 10 *day of* July, *20*03

_____.
Notary Public

DALE A. CARLSON
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2005

My Commission Expires: Jan 31, 2005.

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____ *this* _____ *day of* _____, *20*__.

_____
Notary Public

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, *a Notary Public in and for said County and State,* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained, and who further acknowledged that* _____ *is the* _____ *of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.*

Witness my hand, at office in _____, *this* ___ *day of* _____, *20*__.

_____
Notary Public

My Commission Expires: _____
_____

Exhibit A
Legal Description to Warranty Deed

Land in Davidson County, Tennessee, being Lot No. 69 on the Map of Abbay Hall Subdivision, Section One, as of record in Book 2331, Page 18, Register's Office for said County.

Said Lot No. 69 fronts 101 feet on the northerly side of Elaine Drive and runs back between lines, 183.9 feet on the westerly side and 183.2 feet on the easterly to a dead line in the rear measuring 101 feet thereon.

Being the same property conveyed to McAdow Gam and wife, Mae Liang Gam by Installment Deed from Alice Hayes Brachey, unmarried, of record in Book 5584, page 834, said Register's Office, said McAdow Gam having deceased.

This conveyance is subject to a ten foot easement along the rear line of said lot for public utilities, a 70-feet setback line from Elaine Drive and conditions of Owner's Certificate, as shown on plan of record in Book 2331, Page 18; and restrictive covenants contained in an instrument of record in Book 2435, page 514, and Book 2393, page 267, Register's Office for Davidson County, Tennessee.