This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030258

Davidson County DEEDWARR
Recvd: 07/22/03 10:17 2pgs
Fees:13.00 Taxes:453.25
20030722-0102350

Send Tax Bills To:
Trinh Cao & Nga Bui
4920 Jonquil Drive
Nashville, TN 37211

New Owner is:
4920 Jonquil Drive
Nashville, TN 37211

MAP:
PARCEL: 147-4/101

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, **Randall A. Baker and wife Amy S. Baker**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Trinh Cao and Nga Bui**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 24, on the Plan of Welch Meadows, Section One, as shown on plat of record in Plat Book 3700, page 34, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Randall A. Baker and wife, Amy S. Baker, by Deed of record in Book 6533, page 123, Register's Office for Davidson County, Tennessee.

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 17th day of July, 2003.

GRANTOR:

Randall A. Baker

Amy S. Baker

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Randall A. Baker and Amy S. Baker**, 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 17th day of July, 2003.

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

Notary Public

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $122,500.00.

Affiant

SWORN TO and subscribed before me this 17th day of July, 2003.

NOTARY PUBLIC

My commission expires: 3/24/04

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004