This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030270

Elite Title Company
109 Westpark Drive
Suite 100
Brentwood, TN 37027

Send Tax Bills To:
Same

New Owner is:
4884 Jonquil Drive
Nashville, TN 37211

MAP:
PARCEL: 133-16/177

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, **Bay Ngo and Thi T. Phan and Thanh Lam** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dom Van Nguyen and Sawan Smith**, 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. 32, on the Plan of Welch Meadows Subdivision, 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 Bay Ngo, Thi T. Phan and Thanh Lam by Deed of record in Book 11623, Page 940, recorded August 18, 1999, 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 5th day of August, 2003.

GRANTOR:

Bay Ngo

Bay Ngo

Thi phan

Thi T. Phan

thanh lam

Thanh Lam

Davidson County DEEDWARR
Recvd: 08/18/03 17:20 2pgs
Fees:13.00 Taxes:407.00
20030818-0119608

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bay Ngo and Thi T. Phan and Thanh Lam** 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 5th day of August, 2003.

Melissa L. Collins
Notary Public

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

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Candice Hunt
Affiant

SWORN TO and subscribed before me this 5th day of August, 2003.

Melissa L. Collins
NOTARY PUBLIC

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

My commission expires:
3/24/04