Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0307-50776

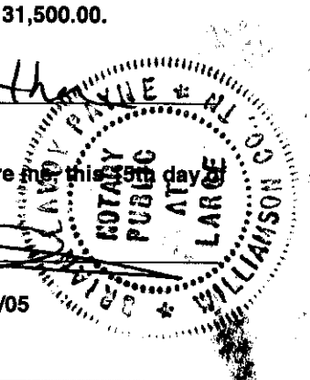
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 131,500.00.

Julie Stadthaus
Affiant

Subscribed and sworn to before me, this 25th day of August, 2003.

Notary Public
My commission expires: 09/17/05



Davidson County DEEDWARR
Recvd: 08/25/03 13:52 2pgs
Fees:13.00 Taxes:486.55

20030825-0123117

Address of New Owner	Send Tax Bills to:	Tax Information
Long Truong	AmSouth Bank	151-09-A-043.00
6405 Paddington Way	First American Center	
Antioch TN 37013	Nashville, TN 37237	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James F. Richards**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Long Truong and Thao T. Tran**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, Being Lot No. 43, Long Hunter Chase, A Residential Planned Unit Development, Phase I, Section II, of record in Book 9700, Page 638, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James F. Richards by deed from Deluxe Homes, LLC, of record in Instrument No. 20011119-0126923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6405 Paddington Way, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 my hand this 15th day of August, 2003.

James F. Richards

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James F. Richards,** with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand at office on this 15th day of August, 2003.

Notary Public

My Commission expires: ~~09/17/05~~ 12/13/06