Davidson County DEEDWARR
Recvd: 09/12/03 08:44 2pgs
Fees:13.00 Taxes:547.60

20030912-0133993

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 2003.

NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES: ~~March 27, 2004~~

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christina Uyen Luc	SAME	Map 142-02
(NAME)	(NAME)	
7428 Hwy 70, South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		Parcel 16
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

J. H. Rose and wife, Imogene G. Rose

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Christina Uyen Luc, unmarried

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Cross Timbers, Section 1, of record in Plat Book 3700 page(s) 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. H. Rose and wife, Imogene G. Rose, by deed of record in Book 4946, page 130, said Register's Office.

Taxes for the year 2003 have been prorated and assumed by Grantee(s)

Restrictive Covenants contained in instrument of record in Book 3949, page 258, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 7428 Hwy 70, South, Nashville, Tn 37221.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 4th day of September, 2003.

Jimmy H. Rose

Jean Rose

ACKNOWLEDGMENT:

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 Jimmy H. Rose & wife, Jean Rose, the bargainors, with whom I am personally acquainted (or proved to me in 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 4th day of September, 2003.

My Commission expires:
MY COMMISSION EXPIRES:
March 27, 2004

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE