Davidson County DEEDWARR
Recvd: 09/15/03 10:41 2pgs
Fees:13.00 Taxes:505.05

20030915-0135055

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~136,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 2003

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri L. Sneed (NAME)	FLAGSTAR BANK, FSB (NAME)	149-1D-58CO
809 Billingsgate Court (ADDRESS)	5151 CORPORATE DR. (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	TROY, MICHIGAN 48098 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Son Giang Truong and wife, Phoung Le Truong aka Phuong T Le

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terri L. Sneed, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 279 on the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, page 894, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Son Giang Truong, unmarried by deed from Kadel Inc., a Tennessee Corporation of record in Book 9342, page 199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements of record.

Phoung Le Truong, a.k.a. Phuong T. Le joins in the deed in order to convey any and all rights, title and interest she may have in the property by virtue of her marriage to Son Giang Truong.

unimproved ( )
This is improved (X) property, known as 809 Billingsgate Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 22nd day of August, 2003

Son Giang Truong
Son Giang Truong
By: Gaile Osburn, attorney-in-fact
Gaile Osburn, Attorney-in-fact

Phoung Le Truong aka Phuong T Le
By: Gaile Osburn, attorney-in-fact
Gaile Osburn, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phoung Le Truong aka Phuong T Le

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of August, 2003.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 22nd day of August, 2003, personally appeared before me, Gaile Osburn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Son Giang Truong and Phoung Le Truong aka Phuong T Le and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 22nd day of August, 2003

My commission expires 3-27-

LINDA S. HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public