STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of September, 2003.

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

Notary Public

My Commission Expires: 3/24/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/15/03 11:07 2pgs
Fees:13.00 Taxes:506.90
20030915-0135111

ADDRESS NEW OWNER(S) AS FOLLOWS:
~~Rhue Loc Nguyen and Hoang Oanh Nguyen~~ David Loc Nguyen and Christy Oanh Nguyen
3851 Faulkner Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
David Loc Nguyen & Christy Oanh Nguyen
3851 Faulkner Drive
Nashville, TN 37211

MAP-PARCEL NUMBERS:
147-12/109

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shawn David Madden, married***, hereinafter referred to as Grantors, hereby transfers and conveys to **David Loc Nguyen and Christy Oanh Nguyen** hereinafter referred to as 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. 4 on the Final Plat of the Resubdivision of Lot No. 2 of Ellis Subdivision, of record in Plat Book 8250, page 973, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shawn David Madden, an unmarried person by Warranty Deed from Jeff Ackerman, of record in Book 11436, page 646, said Register's Office, dated April 15, 1999, and re-recorded in Book 11481, page 664, and re-recorded as Instrument No. 200004110036713, Register's Office for Davidson County, Tennessee.

*Nancy Madden, wife of Shawn Madden, joins in this instrument to convey any and all marital interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 8250, Page 973, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11325, Page 352, and Book 11363, page 664, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3851 Faulkner Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 2nd day of September, 2003.

Shawn David Madden

Nancy Madden

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 Shawn David Madden, and wife, Nancy Madden, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of September, 2003.

Notary Public

My Commission Expires: 11-17-05

09266-BP