03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $164,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2003.

Notary Public
My commission expires: 3/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 10/17/03 15:40 2pgs
Fees:13.00 Taxes:606.80

20031017-0154320

Address of New Owner:	Send Tax Bills to:	Tax Information
Benny Trinh	New Owner	172-12-0B013.OOCO
1105 Crestfield Drive		
Nashville TN 37211		

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, Scott Franklin Gray, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benny Trinh and wife, Hien Trinh, 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. 325 on the Plan of Bradford Hills, Section 3, of record in Book 7900, Page 6, amended in Book 7900, Page 239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Franklin Gray and spouse, Dawn Alynn Gray, by deed from Pamela A. Chambers, unmarried, of record in Book 10802, Page 630, Register's Office for Davidson County, Tennessee. Dawn Alynn Winans Gray, aka Dawn Allyn Gray, conveyed her interest in subject property to Scott Franklin Gray by quitclaim deed of record in Instrument No. 20000718-0071106, said Register's Office. Scott Franklin Gray and Dawn Alynn Gray having since divorced.

Jill Gray, wife of Scott Franklin Gray, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 1105 Crestfield Drive, Nashville, TN 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, 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 October, 2003.

Scott Franklin Gray

Jill Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Franklin Gray and Jill Gray, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 15th day of October, 2003.

Notary Public

My Commission expires 03/14/05