Box 17

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Kien Ta 239 Eisenhower Drive Nashville, TN 37211	Same	Map 134-13 Parcel 181

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Andrew Gia-Nguyen Ta, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Kien Ta,

hereinafter called the Grantees, his 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. 247 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, page 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 247 fronts 70 feet on the southeasterly margin of Eisenhower Drive and extends back 143.6 feet on the northeasterly line and 158.7 feet on the southwesterly line to a broken line in the rear, measuring 80.5 feet thereon.

Being the same property conveyed to Andrew Gia-Nguyen Ta by deed from Minh T. Ta of record in Book 11313, page 974, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property at 239 Eisenhower 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 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 assigns, to warrant and defend title 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 21st day of November, 2003.

Davidson County DEEDWARR
Recvd: 11/25/03 11:09 2pgs
Fees:13.00 Taxes:55.50

20031125-0171128

x Andrew Gia-Nguyen Ta
ANDREW GIA-NGUYEN TA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, ANDREW GIA-NGUYEN TA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 21st day of November, 2003, at Nashville, Tennessee.

My Commission Expires:
2/26/05

Gina Gwynne
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $15,000.00.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

x Andrew Gia-Nguyen Ta
AFFIANT

Subscribed and sworn to before me this 21st day of November, 2003.

My Commission Expires:
2/26/05

Gina Gwynne
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN