Please return to:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of November, 2003.

Notary Public

ROBIN JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

My Commission Expires: 5/30/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 12/04/03 14:50 2pgs
Fees:13.00 Taxes:1028.60

20031204-0174741

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sinh Do and Haley Nguyen
617 Bloomfield Way
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 171-12-O-A-09.00 CO

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, **Jeffrey A. Ostler and wife, Mika E. Ostler** hereinafter referred to as Grantors, hereby transfers and conveys to **Sinh Do and Haley 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 lying in the 32nd Councilmanic District of Davidson County, Tennessee being Lot No. 9 on the Plat Section One of the Addition to Breland Park at Saddlewood of record in Book 7900, Page 788, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate

Being the same property conveyed to Jeffrey A. Ostler and wife, Mika E. Ostler by Warranty Deed from Phillips Builders, Inc. of record in Book 9707, Page 112, Register's Office for Davidson County, Tennessee, dated June 16, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 788 and 789, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8891, Page 850; Book 9462, Page 398: Book 9480, Page 387; Book 9670, Page 494, Register's Office for Davidson County, Tennessee.

Easement for Sewer of record in Book 7883, Page 311, Register's Office for Davidson County, Tennessee.

HOA Charter for Sewer of record in Book 9462, Page 547, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 10370, Page 281, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8891, Page 869, 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 617 Bloomfield Way, Brentwood, Tennessee 37027.

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 21st day of November, 2003.

Jeffrey A. Ostler

Mika E. Ostler

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 Jeffrey A. Ostler and Mika E. Ostler, 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 21st day of November, 2003.

Notary Public

My Commission Expires: 11/22/05

D. R. BARRETT, JR NOTARY PUBLIC WILLIAMSON COUNTY TN

09717-BW