WARRANTY DEED

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-TC-04-0323

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nga Do	First Horizon Home Loan	
323 Josam Drive	(NAME) 5775-E Glenridge Drive, Suite 100	134-14-21
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY ALICE SCRUGGS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NGA DO AND HUSBAND, LE TRIEU, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

Being Lot No. 41 on the Plan of Luna Heights, Section 3, of record in Book 2900, page 138, Register's Office for Davidson County, Tennessee, for a more complete and accurate legal description.

Being the same property conveyed to Calvin L. Scruggs and wife, Mary Alice Scruggs by Warranty Deed from Howard Wayne Anderson and wife, Linda P. Anderson dated June 30, 1997 and filed for record on July 1, 1997 in Book 10513, Page 48, Register's Office of Davidson County, Tennessee. Said Calvin L. Scruggs having since died leaving Mary Alice Scruggs as surviving tenant by the entirety.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 02/03/04 08:38 2pgs
Fees:13.00 Taxes:325.60

20040203-0012772

unimproved ( )
This is improved (X) property, known as 323 Josam Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of January, 2004.

Mary Alice Scruggs

STATE OF Tennessee
COUNTY OF Davidson

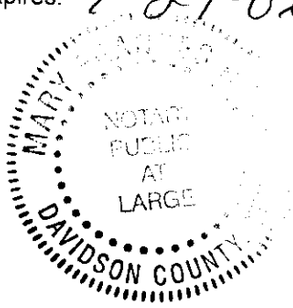
I, Mary Frances Ray, a Notary Public of the County and State first above written, do hereby certify that Mary Alice Scruggs personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of January, 2004.

Mary Frances Ray
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903