Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/04 14:56 3pgs
Fees:17.00 Taxes:440.30

20040305-0025688

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 2004

Notary Public

MY COMMISSION EXPIRES: 11/26/05

LAURA BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loc Thi Tran (NAME)	Guaranty Trust Company (NAME)	MAP 133-11
146 Rain Avenue (ADDRESS)	640 Broadmor Blvd., Suite 100 (ADDRESS)	PARCEL 81
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Nielsen Gerald and wife, Catherine M. Gerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Loc Thi Tran and Triet Truong

HEREINAFTER CALLED THE 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. 14 on the Plan of Valley View Meadows, Section 1, of record in Book 3500, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 76.61 feet on the southeasterly margin of Elysian Fields Road, and runs back between lines, 136.0 feet on the northeasterly line, and 121.95 feet on the southwesterly line to a broken line in the rear on which it measures 87.43 feet.

Being the same property conveyed to William Nielsen Gerald by deed dated 10/11/91 from Patricia Ann Gerald, Executrix of the Estate of Mary Odom Gerald, deceased (a/k/a Mary Louise O. Gerald) of record in Book 8465, page 506, Register's Office for Davidson County, TN, and as beneficiary under the Will of Mary Oden Gerald, deceased, of record in Will Book 172, page 697, Probate Court for Davidson County, Tennessee.

Catherine M. Gerald joins in this conveyance to convey any interest she may have as the wife of William Nielsen Gerald.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3500, page 69, said Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 307 Elysian Fields Road, Nashville, TN 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 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 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 our hand s this 27th day of February, 2004

William Nielsen Gerald

Catherine M. Gerald

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Nielsen Gerald and wife, Catherine M. Gerald

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 27th day of February 2004.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.