WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 12-09-07 (AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-NBC-04-0235

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thanh Nguyen	National Bank of Commerce	
557 Cathy Jo Drive (ADDRESS)	115 29th Avenue South (NAME) (ADDRESS)	133-8-150
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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 DONG PHAN KIEU AND WIFE, TRAN NHU LUC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THANH NGUYEN AND WIFE, LAN THI VAN, 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Valley View Terrace, Phase 1, of record in Book 5200, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dong Phan Kieu and wife, Tran Nhu Luc from Quoc Van Vo, unmarried and Thuyet Uyen-Thi Luc, unmarried by Quitclaim Deed dated August 24, 1999 of record in Book 11635, page 689, Register's Office for Davidson County, Tennessee.

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

PK
LT

unimproved ( )
This is improved (X) property, known as 557 Cathy Jo Drive, Nashville, Tennessee 37211 also known as 235 Cathy Jo Circle 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 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 22nd day of March, 2004.

Dong Phan Kieu

Tran Nhu Luc

Davidson County DEEDWARR
Recvd: 03/26/04 12:37 2pgs
Fees:13.00 Taxes:407.00

20040326-0034380

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that Dong Phan Kieu and wife, Tran Nhu Luc personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of March, 2004.

Notary Public

My Commission Expires: 12-09-07

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903