This instrument prepared by

Cumberland Title Company

13018 Lebanon Road
Mt Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater, is $92,800.00

Affiant

Subscribed and sworn to before me this 31st day of March, 2004

Notary Public

My Commission Expires:
1-23-06

Address New Owner	Send Tax Bills to:	Map & Parcel
Hoang Minh Tran	Guaranty Trust Company-Murfreesboro	162-03-2-408
209 Panamint Drive Antioch,Tennessee 37013	640 Broadmor Blvd Murfreesboro, TN 37129	

Davidson County DEEDWARR
Recvd: 04/07/04 09:55 2pgs
Fees:13.00 Taxes:343.36

20040407-0039371

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J.B. Knight Jr. and wife Andrea L Knight hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Hoang Minh Tran, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 19, Revised, Haywood Forest Subdivision, as shown by plat of record in Plat Book 5200, page 2, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J.B. Knight Jr. and wife Andrea L Knight by deed from HUD as executed on 7/25/88 and filed for record 8/17/88 in Deed Book 7629, page 265, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 5120, page 742, Register's Office for said County.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 209 Panamint Drive Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant

and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 31st day of March, 2004.

J.B. Knight Jr. and wife Andrea L Knight

By: _____

_____

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 J.B. Knight Jr. and wife, Andrea L Knight the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/31/2004

My Commission Expires: 1-23-06 _____

Notary Public

TRACEY TRUMBO HOUSE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.