This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1040063

Davidson County DEEDWARR
Recvd: 05/13/04 08:08 3pgs
Fees:18.00 Taxes:632.70

20040513-0055528

Send Tax Bills To:
New Owners - Foli's
2141 Forge Ridge Circle
Nashville, TN 37217

New Owner is:
2141 Forge Ridge Circle
Nashville, TN 37217

MAP: 135-06-0-A-11.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Trung Thanh Le and wife Helena Ngoc Pham**, and **Mai Tuyet Pham,** hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto the said **Nathaniel Foli and wife, Comfort Foli**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11, on the Plan of Resubdivision, Lot 1, Forge Ridge, of record in Plat Book 9700, Page 295 and 296 and corrected in Book 10316, Page 880, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Trung Thanh Le and Helena Ngoc Pham, and Mai Tuyet Pham; as joint tenants with right of survivorship, from Trung Thanh Le, an unmarried person by Quitclaim Deed dated July 17, 2000 and recorded July 17, 2000 at Instrument No. 200007170070386, Register's Office for Davidson County.

This conveyance is subject to Restrictive Covenants of record in Book 10284, Page 937 and Book 10316, Page 880; Restrictions and By-Laws of record in Book 10284, Page 958; Easements of record in Book 10757, Page 488; and all matters of record on plat in Plat Book 9700, Page 295 and 296 and corrected in Book 10316, Page 880, Register's Office for Davidson County, TN.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of April, 2004.

GRANTOR:

Mai Tuyet Pham

Mai Tuyet Pham

Trung Thanh Le

Helena Ngoc Pham

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF davidson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Trung Thanh Le and wife Helena Ngoc Pham** and Mai Tuyet Pham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of April, 2004.

LAURA WEHBY DUKE
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 4-8-2007
WILSON COUNTY, TENNESSEE

Laura Wehby Duke
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $171,000.00.

_____
Affiant

SWORN TO and subscribed
before me this 30th day of
April, 2004.

_____
NOTARY PUBLIC

My commission expires:

_____

LAURA WEHBY DUKE
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 4-8-2007
WILSON COUNTY, TENNESSEE