# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/04 13:59 3pgs
Fees:18.00 Taxes:536.50

20040526-0061909

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Cynthia Greene
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 2004

Lynda Kaye Jones
Notary Public

MY COMMISSION EXPIRES: 1/28/2006
(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 |
|---|---|---|
| Rosamaria Virula | Pulte Mortgage, LLC | MAP 149-1B |
| (NAME) | (NAME) | |
| 4733 Billingsgate Road | 7475 South Joliet Street | PARCEL 55 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Englewood, CO 80112 | |
| (CITY) (STATE) (ZIP) | (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, Tri T. Nguyen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosamaria Virula

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. 282 on the Plan of Piccadilly Square, Phase 3 of record in Plat Book 6250, page 892 and 894, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tri T. Nguyen by deed from Jack Williams Constructions Co., Inc. of record in Book 11485, page 350, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6236, page 683; Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6295, page 580; Book 6295, page 572; Book 6295, page 548; Book 6295, page 556; Book 6295, page 588; Book 6295, page 596; Book 6295, page 602; Book 6300, page 409; Book 6300, page 423; Book 6300, page 431; Book 6300, page 439; Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184; and Book 6518, page 190, said Register's Office.Being the same property conveyed to Tri T. Nguyen by deed from Jack Williams Co

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6250, pages 892-894, said Register's Office.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 4733 Billingsgate Road, Antioch, TN 37013
(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 my hand this 21st day of May, 2004

Tri T. Nguyen

Ri T. Nguyen

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 Tri T. Nguyen and Ri T. Nguyen

the bargainor _____, 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 21st day of May 2004.

Commission expires 5-26-05

Notary Public

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

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.

Ri T. Nguyen joins in this conveyance to convey any interest she may have as the wife of Tri T. Nguyen.