Box 17

Davidson County DEEDWARR
Recvd: 05/27/04 12:17 2pgs
Fees:13.00 Taxes:832.13
20040527-0062556

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Tri T. Nguyen**
Address **5237 Ridgefalls Way**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name Chase Manhattan Mortgage Corp.
Address P.O. Box 572405
City/State/Zip Murray, UT 84157

FOR AND IN CONSIDERATION of the sum of **$10.00, Teruni DeSilva Lamberg and Husband, Scott Lamberg** have this day bargained and sold, and do hereby transfer and convey unto **Tri Thanh Nguyen**, a Married Person, and **Triet Van Truong,** a Married Person, their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot Number 230 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument Number 19991213-0302267, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being all of the same property conveyed to Teruni DeSilva Lamberg and Husband, Scott Lamberg, by deed from S&Y Construction, Inc., of record in Instrument Number 20011002-0106326, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173, Group 04A, Parcel 230

This is improved property known as: 5237 Ridgefalls Way, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **25th** day of **May, 2004**.

Teruni Lamberg
Teruni DeSilva Lamberg

Scott D. Lamberg
Scott Lamberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Jeffrey C. Horn**, a Notary Public in and for said County and State, **Teruni DeSilva Lamberg and Scott Lamberg** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **25th** day of **May, 2004**.

Commission expires **January 26, 2008**

Jeffrey C. Horn
Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$224,900.00**

Affiant _____

Subscribed and sworn to before me, this the 25th day of May,2004.

My commission expires: 11/26/05

Laura A. Beasley
Notary Public - Register

