WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/04 15:43 2pgs
Fees:13.00 Taxes:488.40

20040609-0068420

The actual consideration or value for this transfer is $ 132,000.00 .

Lawn Mitchell
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 28 day of MAY , 2004.

NOTARY PUBLIC
My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#04050007

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Bun Lonh Kuoch, & ~~wife~~ Gnar Huy 826 Neelys Chase Madison, TN. 37115	New Owner	52-01-0-C / 37.00 CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Bun Lonh Kuoch and, Gnar Huy, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **PATRICIA EDWARDS**, Un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

BUN LONH KUOCH *and* [redacted], **GNAR HUY**, * Joint Tenants the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Neely's Chase, of record in Book 7900, page 196, 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 Patricia L. Edwards, unmarried, by Quitclaim Deed from Robert A. Leftwich and wife, Dorothy L. Leftwich of record in Book 1828, apge 799, Register's Office for Davidson County, Tennessee.

The address of the above described property is: 826 Neely's Chase a/k/a 500 Robbie Ann Court Madison, TN 37115

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2004 Property taxes are to be prorated and assumed by the GRANTEES.
Covenants and Restrictions contained in the instrument recorded in Book 7910, Page 836, and as amended in Book 8123, page 994, said Register's Office; All matters shown on the Plan of record in Book 7900, Page 196, said Register's Office.; Easements of record in Book 5148, page 171, said Register's Office; Charter of Neely's Chase Home Owner's Association of record in Book 7910, page 829, said Register's Office.; Deed designating Common Areas of record in Book 8123, page 997, said Register's Office.; .

This is improved property known as: 826 Neelys Chase, Madison, TN. 37115.

Witness our hands this 28 day of MAY , 2004.

Patricia L Edwards
Patricia Edwards

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named Patricia Edwards the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of MAY, 2004.

NOTARY PUBLIC
My Commission Expires: 5-22-08

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: Patricia Edwards
un-married

To: Bun Lonh Kuoch
and ~~wife~~, aunt
Gnar Huy

Property:
826 Neelys Chase
Madison, TN. 37115

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
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