03

Rocky Title
48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/15/04 10:37 2pgs
Fees:13.00 Taxes:418.10
20040615-0070522

W & I Ref(_____) Title No: 45685
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thanh Hoa Nguyen 4914 Hopedale Drive Nashville, TN 37211	CTX MORTGAGE CO., LLC P.O. BOX 650269 DALLAS, TX 75265

TAX MAP-PARCEL NUMBERS: 147-5-66

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$113,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marshall Capital Investments**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thanh Hoa Nguyen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot 140 on the plan of Beverly Heights, Section III,* as of record in Book 2330, page 45, said Register's Office. *Erroneously referred to as Section II in previous deeds

Said Lot No. 140 fronts 120 feet on the east side of Hopedale Drive and runs back 104.2 feet on the north line and 129.7 feet on the south line to a dead line in the rear measuring 144.3 feet thereon.

Being the same property conveyed to Marshall Capital Investments by deed from Deutsche Bank National Trust Company f/k/a/ Bankers Trust Company of California N.A. as trustee of record in Doc. No. 20030919-0138821, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330, Page 45, said Register's Office, which Plan shows a 30 foot minimum building setback line from Hopedale Drive, and 10 foot easement for public utility purposes along the rear and southerly line(s) Restrictions of record in Book 2444, page 53, said Register's Office.

This is improved property, known as: 4914 Hopedale Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2004.

Marshall Capital Investments

By: _____
Title: Joel V. Marshall, Chief Manager

State of TENNESSEE

County of WILLIAMSON

Before me, the undersigned, personally appeared Joel V. Marhsall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as chief manager (or other officer authorized to execute this instrument) of **Marshall Capital Investments**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Williamson Tennessee this the 8th day of June, 2004.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAY 29, 2005

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $113,000.00

_____
Affiant

Sworn and subscribed before me this the 8th day of June, 2004.

_____
Notary Public

My Commission Expires: 3/14/05