Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June , 2004.

Notary Public
My commission expires: 4/2/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 06/24/04 14:22 2 pgs
Fees:13.00 Taxes:558.70
20040624-0075327

Address of New Owner:	Send Tax Bills to:	Tax Information
Bruce Dao	Mortgage Capital Associates	141-06-0-A/39.00
8166 Coley Davis Road	11150 West Olympic Blvd., Suite 1160	
Nashville TN 37221-0000	West Los Angeles, CA 90064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Rasheed Ali and wife Shawbo K. Qader hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Bruce Dao and wife Anh Tang hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 on the Plan of Poplar Ridge Section Two of record in Plat Book 8250 page 404 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rasheed Ali and wife, Shawbo K. Qader of record in Instrument No. 20010606-0059359 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Poplar Ridge Section Two of record in Book 8250 Page 404, Register's Office for Davidson County, Tennessee 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 8113 page 105 and amended in Book 10322 page 76 and Book 10370 page 333 and Book 10948 page 482 and in any allied instruments(s) referred to in said restrictions. 5) Easement in Deed to Harpeth Valley Utility District of record in Book 7601 page 402 and Book 8292 page 975

This property is improved property known as 8166 Coley Davis Road, Nashville, Tennessee 37221-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 22nd day of June, 2004.

Rasheed Ali

Shawbo K. Qader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rasheed Ali and Shawbo K. Qader, the bargainor(s), 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 Brentwood, Tennessee, this 22nd day of June, 2004.

Notary Public

My Commission expires: 4/21/07

FILE NO: 04411

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY