PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/30/04 10:17 3pgs
Fees:18.00 Taxes:543.90
20040630-0077576

W & I Ref: Title No: 45723

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Ly Hanh Le 5268 Village Way Nashville, Tennessee 37211	AmSouth Bank 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 161-10-A-052

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$147,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ying Theeng Lee and spouse, Chiew-Shum Siow Lee**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Ly and spouse, Hanh Le** 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 No. 71 on the Plan of Villages of Brentwood Phase One of record in Book 5200, page 613, Register's Office for said County.

Said Lot No. 71 fronts 60.0 feet on the northerly margin of Village Way and extends back between parallel lines 130.0 feet to a dead line in the rear.

Being the same property conveyed in Title to the land hereinafter described is vested in Ying Theeng Lee and wife, Chiew-Shum Siow Lee by deed from Fox Ridge Homes, Inc., Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.f

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 613, said Register's Office, which Plan shows a designated building site and a 20 foot easement for sanitary sewer and egress and ingress purposes along the rear line(s); And a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot; And a 5 foot underground electric and phone easement along the southerly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, Book 6398, page 495, Book 6852, page 497, Book 7207, page 251, Book 8507, page 831, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Chiew-Shum Siow Lee by Ying Theeng Lee as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 5268 Village Way, 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 28th day of June, 2004 .

Ying Theeng Lee

Chiew-Shum Siow Lee By: Ying Theeng Lee, Atty-in-Fact

State of TENNESSEE
County of WILLIAMSON

On this 28th day of June, 2004 , before me the undersigned authority, personally appeared **Ying Theeng Lee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

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: $147,000.00

Affiant

Sworn and subscribed before me this 28th day of June, 2004

My Commission Expires: _____

Notary Public

MAY 29, 2005

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 , **Ying Theeng Lee** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Chiew-Shum Siow Lee** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2004

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

EXHIBIT "A"
To
Warranty Deed

FROM: Ying Theeng Lee and spouse, Chiew-Shum Siow Lee

TO: John Ly and spouse Hanh Le

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Ying Theeng Lee, Affiant

Sworn to and subscribed before me this

28th day of June, 2004

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES MAY 29, 2005