Return TO:

Ellie Title Company
109 Westpark Drive
Suite 100 230
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/01/04 09:24 2pgs
Fees:13.00 Taxes:388.50
20040701-0078243

# WARRANTY DEED

B-HWR-04-0427

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF June, 2004.

Notary Public

My COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

My Commission Expires MAR. 31, 2007

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thanh Tan Le | Franklin American Mtg. (NAME) #400 | |
| 427 Wilclay Drive | 501 Corporate Centre Dr. (ADDRESS) | 102-4-137 |
| Nashville, Tennessee 37209 (CITY) (STATE) (ZIP) | Franklin TN 37067 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HERBERT M. WILKERSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THANH TAN LE AND DIEM-LE THI HUYNH, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee. being Lot No. 837 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, Pages 67 and 68, described as follows:

Said Lot No. 837 fronts 70.00 feet on the southerly side of Wilclay Drive and extends back 226.6 feet on the westerly line and 200.00 feet on the easterly line, to a line in the rear on which it measures 114.34 feet.

Being the same property conveyed to Herbert M. Wilkerson by Affidavit of Heirship dated June 7, 2001 and filed for record on June 8, 2001 in Instrument Number 20010608-0060859, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Lester P. Erwin and wife, Kathleen Erwin by Deed dated January 27, 1971 and filed for record on February 9, 1971 in Book 4478, Page 498, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 4017, Page 699, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 427 Wilclay Drive, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we are 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 24th day of June, 2004.

Herbert M. Wilkerson

Martha Wilkerson

Martha Wilkerson

STATE OF Tennessee
COUNTY OF Davidson

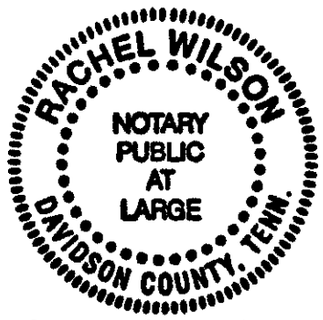
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herbert M. Wilkerson and Martha Wilkerson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2004.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires MAR. 31, 2007

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903