Return To:

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Ellis Title Company
109 Westpark Drive
Suite 180 & 230
Brentwood, TN 37027

Our File Number: 18362K

MAP/GROUP/PARCEL:
134-13-0/261.00

NEW OWNER'S NAME AND ADDRESS:
JOHNNY NGUYEN AND BICH THEY T. HUYNH
282 PARAGON MILLS ROAD
NASHVILLE, TN 37211

Davidson County DEEDWARR
Recvd: 07/06/04 15:18 2pgs
Fees:13.00 Taxes:518.00
20040706-0080099

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ALVIN L. BUFORD AND MARTY BUFORD, HUSBAND SAND WIFE, hereinafter called Grantors, do hereby transfer and convey unto JOHNNY NGUYEN and WIFE, BICH THEY T. HUYNH, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF WOODLAND HILLS, PHASE ONE OF RECORD IN PLAT BOOK 6900, PAGES 666, 667, 668 AND 669, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

The subject property is commonly known as 282 PARAGON MILLS ROAD, Nashville, TN 37211.

BEING the same property conveyed to Grantors herein by deed of record in Book 9854, Page 913, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Alvin L Buford
ALVIN L. BUFORD

Mary L Buford
MARY BUFORD

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ALVIN L. BUFORD AND MARY BUFORD, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 25th day of JUNE, 2004.

NOTARY PUBLIC

SCHDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JAN. 20, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $140,000.00.

AFFIANT

Sworn to and subscribed before me, this the 25th day of JUNE, 2004.

NOTARY PUBLIC

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

My Commission Expires:

My Commission Expires
November 21, 2006