WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/04 13:23 2pgs
Fees:13.00 Taxes:579.05

20040707-0080712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 2004

Notary Public

MY COMMISSION EXPIRES: 2-28-2006
(AFFIX SEAL)

DONNA PARDUE NOTARY PUBLIC AT LARGE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce L. Turner (NAME)	Same (NAME)	MAP 135-14A
1524 Mt. Mitchell Court (ADDRESS)	Same (ADDRESS)	PARCEL 230
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thong Thai and wife, Hao Thi Vuong Ho

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce L. Turner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 230 on the plan of the Final Plat of Pinnacle Point Subdivision, Phase Five, as shown on the plat of record in Plat Book 8250, page 842, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thong Thai and wife, Hao Thi Vuong Ho by deed from Fox Ridge Homes, Inc. of record in Instrument No. 20000915-0091813, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6405, page 169; Book 7032, page 730; Book 7065, page 959; Book 7067, page 739; and Book 10097, page 390, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 8250, page 842, and amended in Book 11114, page 958, and Certificate of Correction of record in Book 7065, page 959, said Register's Office.

Subject to Charter of record in Book 7058, page 234, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1524 Mt. Mitchell Court, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 29th day of June, 2004

Thong Thai

Hao Thi Vuong Ho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thong Thai and wife, Hao Thi Vuong Ho

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 Nashville, Tennessee, this 29th day of June 2004.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE
COUNTY OF AT LARGE

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2004 are prorated and assumed by the Grantee herein.

The legal description is the same as the previous deed of record.