Davidson County DEEDWARR
Recvd: 07/22/04 09:59 2pgs
Fees:13.00 Taxes:730.75

20040722-0087704

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $197,500.00

Affiant

Subscribed and sworn to before me, this 20th day of July, 2004.

Notary Public
My commission expires: 9/4/05

02-0406-43281

Address of New Owner:	Send Tax Bills to:	Tax Information
Loi Nguyen 6043 Charlotte Pike Nashville TN	New Owner	091-13-0-326.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Qua Van Lam and wife, Nga Ngoc Thi Le, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Loi Nguyen, Bao Tri Nguyen and Loc Nguyen, hereinafter called the Grantees, their successors 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 a lot or parcel in the 8th, formerly 12th, Civil District of said County and State, and being apart of Lot No. 8 on the Map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to survey made by John M. Sullivan, Surveyor, dated 1/28/46, as follows:

BEGINNING at the southeast corner of Cowean Avenue and Charlotte Road; thence with the southerly margin of said road eastwardly 60 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots southwardly 187 feet; thence S 60 deg. 28 min. W 69.5 feet to the easterly margin of said Avenue; thence with the easterly margin of said Avenue, northwardly 142.9 feet, thence northwardly 20 feet West 46.5 feet to the BEGINNING.

BEING the same property conveyed to Qua Van Lam and spouse, Nga Ngoc Thi Le by deed dated 12/5/01 of record in Instrument No. 20011207-0135281, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 6043 Charlotte Pike, Nashville, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourseives, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of July, 2004.

Qua Van Lam

Nga Ngoc Thi Le

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Qua Van Lam and Nga Ngoc Thi Le, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 20th day of July, 2004.

Notary Public
State of Tennessee at Large



My Commission expires 9/4/05