Davidson County DEEDWARR
Recvd: 07/28/04 09:13 2pgs
Fees:13.00 Taxes:503.20

20040728-0090028

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Tuan Anh Tran and wife, Dao Thi Dang, and Phu Dang Tran, Bigh T. Huynh	Option One Mortg. 1600 Parkwood Circle	Map 102-4
6405 Premier Drive	Ste. 500	Parcel 67
Nashville, TN 37209	Atlanta, GA 30339	11988 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James D. Crow and wife, Libby Crow** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Tuan Anh Tran and wife, Dao Thi Dang, and Phu Dang Tran and wife, Bigh T. Huynh** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 716, as shown on the map entitled Charlotte Park, Section XII, of record in Plat Book 2900, pages 127 and 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James D. Crow and wife, Libby Crow, by deed of record as Instrument No. 20010417-0037752, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the Plan of record in Book 2900, page 127 and 128, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 3160, page 586, said Register's Office.

This is improved property commonly known as 6405 Premier Drive, Nashville, TN 37209

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $136,000.00.

Affiant

Subscribed and sworn to before me this 22 day of July, 2004.

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of July, 2004.

James D. Crow by Brian David Whitworth atty in fact
James D. Crow

Libby Crow by Brian David Whitworth atty in fact
Libby Crow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2004, before me personally appeared Brian David Whitworth, to me known tobe the person who executed the foregoing instrument on behalf of James D. Crow and who acknowledged that he executed the same as the free act and deed of the said James D. Crow.

WITNESS my hand an official seal at Nashville, Tennessee, this 22nd day of July, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2004, before me personally appeared Brian David Whitworth, to me known to be the person who executed the foregoing instrument on behalf of Libby Crow and who acknowledged that he executed the same as the free act and deed of the said Libby Crow.

WITNESS my hand an official seal at Nashville, Tennessee, this 22nd day of July, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07