PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **July, 2004, by and between JEROME FISHER UNMARRIED, hereinafter called Grantor, and TAM LUU and ANH VUONG, HUSBAND AND WIFE and COUNG LUU UNMARRIED, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JEROME FISHER UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TAM LUU and ANH VUONG, HUSBAND AND WIFE and COUNG LUU UNMARRIED, as joint tenants with full right of survivorship, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1703 COCKRILL STREET, NASHVILLE, TENNESSEE 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 08/02/04 08:48 3pgs
Fees:18.00 Taxes:133.20

20040802-0091927

JEROME FISHER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JEROME FISHER, the within named bargainors, 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, at office, this **30th** day of July, 2004.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

TAM LUU and ANH VUONG, HUSBAND AND WIFE
COUNG LUU UNMARRIED
17514 GRAVENSTEIN ROAD
BOTHELL, WASHINGTON 98012

Property Address:

1703 COCKRILL STREET
NASHVILLE, TENNESSEE 37208

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 81-15, PARCEL 227

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$36000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **July, 2004.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7451

EXHIBIT 'A'

Land in Davidson County, Tennessee, described as follows:

BEING part of Lot. No. 382 on the plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the addition to the "Town of McGavock", as of record in Book 21, page 41, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Cockrill Street, 33 feet westerly from the westerly margin of 17th Avenue North, formerly James Street; thence with the southerly margin of Cockrill Street, westerly 39 1/2 feet; thence southerly, parallel with said Avenue, 75 feet to the northerly margin of a 10-foot alley; thence with the northerly margin of said alley, easterly 39 1/2 feet to a point 33 feet westerly from said Avenue; thence northerly 75 feet to the beginning.

Being the same property conveyed to JEROME FISHER, by Quitclaim Deed from AVIS A. RAGAN, VELMA KING, CLARICE BRATTON AND ARDVILLE JONES, of record in Book 8311, page 331, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 81-15, PARCEL 227).

2. All matters as set forth on the Plan of record in Plat Book 21, page 42, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.