WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 14:11 3pgs
Fees:18.00 Taxes:1013.80
20040805-0094407

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2004

Notary Public

MY COMMISSION EXPIRES: 11-02-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard T. Melin (NAME)	Georgia Bank & Trust Company of (NAME)	MAP 172-14-A
809 Ramble Hill Court (ADDRESS)	3515 Wheeler Rd., Bldg. A St C (ADDRESS)	PARCEL 059
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Augusta, GA 30909 (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, Toan T. Nguyen and Hoa Diep Nguyen, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard T. Melin and wife, Bonnie J. Melin

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 lying in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 6 on the Final Plat of Section Two of Wexford Downs of record in Plat Book 9700, page 593 and 594, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Toan Tien Nguyen, unmarried by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders of record by Instrument No. 20020117-0007178, Register's Office for Davidson County, TN. Also being the same property conveyed to Toan Tien Nguyen and Hoa Diep, husband and wife, by Quitclaim Deed from Toan Tien Nguyen of record by Instrument No. 20030805-0110803, Register's Office for Davidson Coutny, Tennessee. Also being the same property conveyed to Toan T. Nguyen and Hoa Diep by Quitclaim Deed, to correct the marital status, said property now conveyed as tenants in common with the right of survivorship, of record by Instrument No. 20040121-0007733, Register's Office for Davidson County, Tennessee.

Toan Nguyen executes this Instrument as Attorney-in-Fact on behalf of Hoa Diep Nguyen pursuant to Specific Power-of-Attorney of record by Instrument No. _____, Register's office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 809 Ramble Hill Court, Nashville, TN 37211
(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 30th day of July, 2004

Toan T. Nguyen
Hoa Diep Nguyen By: Hoa Diep Nguyen
Toan Nguyen, Attorney-in-fact

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 Toan T. Nguyen

the bargainor ___, 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 Goodlettsville Tennessee this 30th day of July 2004.

Commission expires ___

Notary Public

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF

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 ___ oath(s) 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared Toan T. Nguyen, known to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Hoa Diep Nguyen the within named bargainor(s), as her attorney in fact, and being authorized so to do, acknowledged that he executed the same as the free act of Hoa Diep Nguyen.

Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of July, 2004

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 22, 2007

NOTARY PUBLIC

LEGAL DESCRIPTION CONTINUATION

Hoa Diep and Hoa Diep Nguyen is one and the same person

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.