Davidson County DEEDWARR
Recvd: 09/03/04 10:10 2pgs
Fees:13.00 Taxes:592.00

20040903-0106873

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Cay T. Huynh	SAME	Map 108-12
1232 Timber Valley Drive	AMSOUTH BANK	Parcel 80
Nashville, TN 37214	2050 PARKWAY OFFICE CIRCLE	
	BIRMINGHAM, AL 35244	

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, 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, **Deborah D. Pettit, unmarried** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Cay T. Huynh**, (The "Grantee"), her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 107, as shown on the map entitled Section IV, East Lake, of record in Plat Book 5800, page(s) 245, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Deborah D. Pettit, unmarried, from Pamela J. Russell, unmarried, by deed of record as Instrument No. 20020321-0034676, said Register's Office.

This description is the same as was used in the last deed of record.

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 5800, page(s) 245, said Register's Office.
3. Restrictive covenants contained in instrument of record in Book 6152, page 427, said Register's Office.

This is improved property commonly known as 1232 Timber Valley Drive, Nashville, Tennessee 37214.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

Cay
Affiant

Subscribed and sworn to before me this 30th day of August, 2004.

JOSEPH V. FERRELLI NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE MY COMMISSION EXPIRES 07/19/08

Joseph V. Ferrelli
Notary Public

My Commission Expires: _____

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

And Grantor does covenant with the said Grantee that the Grantor is 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 Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of August, 2004.

DEBORAH D. PETTIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared DEBORAH D. PETTIT, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2004.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/08