B04 38A

04080307

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Brandy K. Pirk
AFFIANT

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

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 7-29-06

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BRANDY K. PIRK and DONALD J. PIRK	SAME	Map:162-3-410 Parcel:
(NAME) 141 SHEILA DRIVE	(NAME) SAME	Map: Parcel:
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 04080307

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DUNG CAO TRAN and wife, THE NGOC LIEU

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BRANDY K. PIRK and husband, DONALD J. PIRK

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled Revised Haywood Forest, of record in Plat Book 5200, page(s) 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DUNG CAO TRAN AND WIFE, THE NGOC LIEU, by deed of record as Instrument No. 20010228-0018798, said Register's Office.

THIS CONVEYANCE SUBJECT TO THE FOLLOWING:

1. Matters shown on the Plan of record in Book 5200, page 2, said Register's Office.

2. Restrictive Covenants contained in instrument of record in Book 5120, page 742, said Register's Office.

This is improved property known as 141 SHEILA DRIVE, Antioch, Tennessee 37013

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Davidson County DEEDWARR
Recvd: 10/06/04 12:20 2pgs
Fees:13.00 Taxes:379.25

20041006-0120472

Witness our hands this 30th day of September, 2004

DUNG CAO TRAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DUNG CAO TRAN the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 30th day of September, 2004.

NOTARY PUBLIC

My Commission expires:

JO ANN SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

THE NGOC LIEU

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named THE NGOC LIEU the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 30th day of September, 2004.

NOTARY PUBLIC

My Commission expires:

JO ANN SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006