WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/07/04 12:32 2pgs
Fees:13.00 Taxes:1572.50
20041007-0121251

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mau T. Ly and Alberta R. Ly	W.R. Starkey Mortgage, L.L.P.	Map 32 Parcel 30 and
(NAME) 1467 Campbell Road	(NAME) 5055 West Park Blvd., Ste.300	Map 32 Parcel 188
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Plano, TX. 75093	
(CITY) (STATE) (ZIP)	(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, I, **MARGARET C. MAZZONE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAU T. LY AND WIFE, ALBERTA R. LY,** 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property known as 1467 Campbell Road, Goodlettsville, TN 37072

(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 my hand this 30th day of September, 2004.

Margaret C. Mazzone

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 Margaret C. Mazzone, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2004.

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

Notary Public

EXHIBIT A

TRACT I:

Land in the 10th Civil District of Davidson County, Tennessee, being part of the Clarence P. Connell Home Tract, according to a survey made July 7, 1960, by H. Gee, as follows:

Beginning at a point in the centerline of Campbell Road, south of the Brick Church Pike, opposite an iron pin, being the northeast corner of this tract; thence with the centerline of said road, south 32 deg. 07' east 185.6 feet to a point at the north corner of a triangular tract of land in the centerline of an old road; thence leaving Campbell Road, south 6 deg. 53' east along the center of said old road, 250.0 feet to the west corner of said triangle; thence with the center of an old road, south 89 deg. 07' east 253.8 feet to the centerline of Campbell Road; thence with the centerline of the same south 59 deg. 38' east 10.9 feet to a point opposite an iron pin; thence leaving said road, south 57 deg. 22' west 1263.6 feet to an iron pin; thence north 29 deg. West 610.0 feet to an iron pin in an old fence; thence along said fence, north 41 deg. 46' east, 804.0 feet to an iron pin and south 85 deg. 07' east, 434.0 feet to the point of beginning, containing 18.2 acres, more or less.

Being the same property conveyed to Margaret C. Mazzone, unmarried, by deed from Ted Ray Coker and wife, Rebecca J. Coker, of record in Book 8774, page 69, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being known as "Tract 2" and more particularly described as follows:

Beginning at an iron pin (old), the southeast corner of a tract of land which belongs to Sheila Pembertson and husband, Stephen W. Pemberton, having a deed reference in Book 9723, page 586, Register's Office for Davidson County, Tennessee, in the westerly boundary of a tract of land which belongs to Margaret C. Mazzone, having a deed reference in Book 8774, page 69, said Register's Office, the most easterly northeast corner of this tract and continuing as follows:

Thence, south 41 deg. 46' 35" west 551.29 feet to a pipe (old), the northwest corner of said tract of land which belongs to Margaret C. Mazzone, the northeast corner of a tract of land which belongs to Owen E. Gray, having a deed reference in Book 8283, page 756, said Register's Office; thence, south 82 deg. 54' 01" west 1209.91 feet to an iron pin (old), the northwest corner of said tract of land which belongs to Owen E. Gray, in the easterly boundary of a tract of land which belongs to Jimmy E. Vaughn, having a deed reference in Book 4694, page 23, said Register's Office; thence, with the boundary of said tract of land which belongs to Jimmy E. Vaughn as follows: north 01 deg. 50' 21" east 211.12 feet to a fence post (old); thence north 02 deg. 42' 45" east 103.86 feet to a stone (old); thence north 07 deg. 16' 58" east passing a common corner of said tract of land which belongs to Jimmy E. Vaughn, and a tract of land which belongs to Charles E. Vaughn, having a deed reference in Book 8957, page 744, said Register's Office, and continuing in all 179.18 feet to an iron pin (new) in the easterly boundary of said tract of land which belongs to Charles E. Vaughn; thence with the center of a branch and a new line, as follows: south 87 deg. 15' 50" east 375.77 feet to a point at the intersection of the two branches; thence with the center of second branch and continuing with the new line, as follows: north 11 deg. 30' 41" west 27.96 feet; thence, north 23 deg. 07' 43" east 319.11 feet; thence north 39 deg. 32' 51" east 250.69 feet; thence north 83 deg. 21' 31" east 373.39 feet; thence, south 82 deg. 40' 33" east 142.44 feet to a point in the center of said second branch, marked by a witness pin (new) on the north and south banks, in the westerly boundary of a tract of land which belongs to Clarence E. Litton, having a deed reference in Book 8821, page 502, said Register's Office; thence, south 53 deg. 41' 51" east 239.62 feet to an iron pin (old), the southeast corner of said tract of land which belongs to Clarence E. Litton, the southwest corner of said tract of land which belongs to Sheila Pembertson; thence, south 29 deg., 08' 22" east 356.32 feet to the point of beginning and containing 23.39 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Arts and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, July 6, 2001.

The above described tract of land is served by a 50-foot easement for right-of-way, which is of record in Book 8546, page 333, said Register's Office.

Being the same property conveyed to Margaret C. Mazzone, unmarried, by deed from Douglas P. Hardin and wife, Anne Hardin, of record in Instrument #20010815-0088332, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes, which have been prorated and assumed by the grantee(s); (b) restrictive covenants of record in Instrument #20010815-0088332 and Instrument #20010724-0078639, said Register's Office; and (c) easement of record in Book 8546, page 333, said Register's Office.

No mobile, manufactured, or modular homes shall be placed on above referenced property at any time. No pigs, swine or fight cocks are to be on the property at any time.

The acreage mentioned in the legal description is only for convenience in identifying the tract insured. No insurance is afforded as to the exact amount of acreage contained in the property described herein