ADDRESS NEW OWNERS and
SEND TAX BILLS:
CHUC THI TRAN and husband,
MINH NGOC PHAN
214 Seaboard Drive
Nashville TN 37217

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
65 - 5 - 53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY ONE THOUSAND DOLLARS ($121,100.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DIANA GROZA and LIGIA ANTIMIE, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to CHUC THI TRAN and husband, MINH NGOC PHAN, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 508, on the Plan of Section Six, Sherwood Forest, of record in Plat Book 4955, Page 116, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Diana Groza and Ligia Antimie by deed dated December 10, 2003 of record in Instrument No. 20040116-0007066, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 4900/4902 Teton Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 10/08/04 08:18 2pgs
Fees:13.00 Taxes:448.07
20041008-0121563

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 6 day of October, 2004.

DIANA GROZA

LIGIA ANTIMIE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DIANA GROZA and LIGIA ANTIMIE, 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 6 day of October, 2004.

NOTARY PUBLIC

My Commission Expires:

10/14/07

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $121,100.00.

AFFIANT

Subscribed to and sworn before me, this the 6 day of October, 2004.

NOTARY PUBLIC

My Commission Expires:

SHARI L. WILKES NOTARY PUBLIC AT LARGE SUMNER CO., TENN. COMM. EXP. 2-4-07

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