Davidson County DEEDWARR
Recvd: 10/26/04 15:02 4pgs
Fees:22.00 Taxes:0.00

20041026-0128829

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00000844

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Book Number 3130, page(s) 694, recorded in this office as a DEED from LANDAMERICA ONESTOP INC TRUST to NGUYEN BINH.

Witness the Official Signature and Seal this 26th day of October 2004.

Sadie Wade, Register

Jessica Mangum

Deputy Register



Elite Elite

This Instrument Prepared by Jane Dougherty
Two Devon Square 744 W. Lancaster Ave.
Wayne, PA 19087-2594

STFM-13105

WARRANTY DEED

THIS DEED IS BEING RECORDED TO RECORD IN CORRECT COUNTY

THIS INDENTURE, made this 26th day of November, A.D., 20 03, between **LandAmerica OneStop, Inc. Trust, dated May 1, 2003** of the City of **WAYNE**, State of **PENNA** First Parties, and **BINH NGUYEN** of the City of **BRENTWOOD**, State of **TENNESSEE**, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of **TEN AND NO/100** Dollars ($ **10.00**) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in DAVIDSON County, TN, being Lot No. 116, on the Plan of Williams Grove, as shown on plat of record in Plat Book 9700, page 580, in the Register's Office of *County, TN, to which plat reference is hereby made for a more particular description. *DAVIDSON

BEING the same premises which R. Scott Womack and wife, Tammy R. Womack, by Deed dated and recorded in Williamson County, Tennessee in Deed Book Volume , Page &c., granted and conveyed unto LandAmerica OneStop, Inc. Trust, dated May 1, 2003, in fee. **DAVIDSON

Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

And by Authority set forth under Declaration of Trust dated May 1, 2003, any one Trustee thereunder may act for all the Trustees.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their successors, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from allencumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

BK/PG:3130/694-696
04003681
DEED
01/26/2004 10:08 AM
BATCH 11804
MTG TAX 0.00
TRN TAX 1035.63
REC FEE 15.00
DP FEE 2.00
REG FEE 1.00
TOTAL 1053.63
STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.) Joseph T. Hartman (L.S.)
Trustee under Declaration
of Trust dated May 1, 2003

STATE OF PENNSYLVANIA }
COUNTY OF Chester }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State JOSEPH T. HARTMAN and _____, **Trustees under Declaration of Trust dated May 1, 2003**, the within named 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 office, in CHESTER County, this 26TH day of NOVEMBER 20 03

_____
Notary Public

My Commission expires _____

NOTARIAL SEAL
STEPHEN E. LEWIS, Notary Public
Wayne, Chester County
My Commission Expires April 3, 2006

MAP & PARCEL - 172.13-0-A-47.0000

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Binh Nguyen
ADDRESS 213 Newton Nook, Brentwood, TN 37027

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Binh Nguyen
ADDRESS 213 Newton Nook, Brentwood, TN 37027

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $279,900.00. Affiant _____

Subscribed and sworn to before me this 17th day of December 20 03.

Notary Public Heather M. Moore

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 172-13-A, PARCEL 47).

2. All matters as set forth on the Plan of record in Plat Book 9700, page 580, said Register's Office, which plan includes a 20-foot public utility and drainage easement along the front lot line; a 5-foot public utility and drainage easement along each side lot line; a 37-foot public utility and drainage easement at the rear of said property which includes: a 12-foot wide easement for future right-of-way and a 12-foot side landscaping easement.

3. Articles of Amendment to Corporate Charter of Williams Grove Homeowner's Association, Inc., of record in Book 10741, page 671, and Instrument No. 20010618-8064214, said Register's Office.

4. Declaration of Covenants Conditions and Restrictions for Williams Grove Homeowners Association, Inc., of record in Book 10741, page 678, said Register's Office.

5. First Amendment to Declaration of Covenants Conditions and Restrictions, of record in Book 11167, page 755, said Register's Office.

6. Second Amendment to Declaration of Covenants Conditions and Restrictions, of record in Book 11643, page 316, and Instrument No. 20010514-0049490, said Register's Office.

7. Supplementary Declaration of Covenants Conditions and Restrictions, of record in Instrument No. 19991206-0300190, said Register's Office.