This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040542

Davidson County DEEDWARR
Recvd: 11/04/04 14:30 2pgs
Fees:13.00 Taxes:1100.75
20041104-0133307

Send Tax Bills To:
NEW OWNER

New Owner is:
Martha Trejo
213 Newton Nook
Brentwood, TN 37027

MAP: 172-13A
PARCEL: 47.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Binh Nguyen , married** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Martha Trejo,** _____ hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

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

Being the same property conveyed to Binh Nguyen by Deed from LandAmerica Onestop, Inc. Trust dated 12/17/03, recorded 10/26/04, in Instrument No. 20041026-0128829, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of October, 2004.

GRANTOR:

Binh Nguyen

Binh Nguyen

Ly Du

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Binh Nguyen , married** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29 day of October, 2004.

Leslie Harvey
Notary Public

My Commission Expires: _____

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Maury)

The actual consideration or value, whichever is greater, for this transfer is $297,500.00.

Melissa R. Sanders
Affiant

SWORN TO and subscribed before me this 29 day of October, 2004.

Leslie Harvey
NOTARY PUBLIC

My commission expires:

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

My Commission Expires November 21, 2006