FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

X Dung Ngoc Ta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2004

Notary Public

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dung Ngoc Ta	AmSouth Bank	Map 147
311 Kern Drive	2050 Parkway Office Circle	Group 3
Nashville, TN 37211	Birmingham, AL 35244	Parcel 36

FOR AND IN 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, we

Hao Van Trinh

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Dung Ngoc Ta and husband, Cuong H. Trac
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:

BEING Lot No. 7, on the Plan of Section Two, Herbert Heights, of record in Book 3500, Page 83, Register's Office for said County.

Said Lot fronts 70 feet on the south side of Kern Drive and runs back 121.16 feet on the west line and 115.05 feet on the east line to a dead line in the rear on which it measures 70.26 feet.

Being the same property conveyed to Hao Van Trinh, a single person, by deed from Pao Yang and wife, Blia Yang of record in Book 9541, Page 676, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3704, Page 430, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 3500, Page 83, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 311 Kern Drive, Nashville, TN 37211

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 10th day of November, 2004.

Hao Van Trinh

Hao Van Trinh

Davidson County DEEDWARR
Recvd: 11/15/04 11:58 2pgs
Fees:13.00 Taxes:303.40

20041115-0136767

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 Hao Van Trinh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 2004.

My Commission Expires: 01/27/07

Notary Public

