BOX 10-A	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2004. Notary Public MY COMMISSION EXPIRES: 10-12-05 (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Uyen Tran	Union Planters Bank, N.A.	104-16-0
1815 Beechwood Avenue	401 Union Street	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee 37219	PARCEL 251.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thirty Nine Thousand Nine Hundred Dollars and Zero Cents ($739,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, K.W.I., Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Uyen L. Tran, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the easterly 25.0 feet of Lot No. 224 and the westerly 50.0 feet of Lot No. 225 on the Map of Belmont Land Company's Subdivision called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots Nos. 224 and 225 adjoin and front together 75.0 feet on the southerly side of Beechwood Avenue and run back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to KWI, Inc. (correctly known as "K.W.I., Inc.") by deed from Michael Norton Graves and wife, Deborah Graves, and Thomas D. Graves and wife, Neva Graves, of record as Instrument No. 20040225-0021517 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

Davidson County DEEDWARR
Recvd: 11/22/04 13:48 2pgs
Fees:13.00 Taxes:2737.63



20041122-0139815

unimproved ☐

This is improved ☒ property, known as 1815 Beechwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its

successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 19th day of November, 2004.

K.W.I., Inc.

By: _____
Kenneth A. Wallace
(President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth A. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of K.W.I., Inc, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2004.

Commission expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

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Mitchell A. Watts Notary Public