This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040549

Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Davidson County DEEDWARR
Recvd: 11/30/04 08:20 2pgs
Fees:13.00 Taxes:525.40
20041130-0141792

New Owner is:
Minh V. Nguyen
513 Continental Drive
Nashville, TN 37209

MAP: 102-3
PARCEL: 68.00

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, **Jerry T. Jackson and wife, Deanna K. Jackson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Minh V. Nguyen and wife, Kim Lan T. Nguyen**, 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 land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 1292 on the Plan of Charlotte Park Subdivision, Section 17, as of record in Book 3600, Page 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jerry T. Jackson and wife, Deanna K. Jackson by Deed from Charles Moyer and wife, Kathy L. Moyer dated 6/12/98, recorded 6/18/98, in Book 10981, page 425, 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 12 day of November, 2004.

GRANTOR:

Jerry T. Jackson

Jerry T. Jackson

Deanna K. Jackson

Deanna K. Jackson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jerry T. Jackson and wife, Deanna K. Jackson**, 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 12 day of November, 2004.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Affiant

SWORN TO and subscribed before me this 12 day of Nov, 2004.

NOTARY PUBLIC

My commission expires:

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 25, 2006