Davidson County DEEDWARR
Recvd: 12/01/04 13:44 2pgs
Fees:13.00 Taxes:869.50
20041201-0143079

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of November, 2004.

Notary Public

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

My Commission Expires: 5/24/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Viet Quoc Luong and N Goc Nguyen
6836 Sunnywood Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
181.01-A-27.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paullett D. Eason and husband Ronald Y. Eason,** hereinafter referred to as Grantors, hereby transfers and conveys to **Viet Quoc Luong and Ngoc Nguyen, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 709-711, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paullett D. Eason and husband, Ronald Y. Eason by warranty deed from Yazdian Construction, Inc., of record in book 11731, page 973, Register's Office for Davidson County, Tennessee, dated October 29, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 709-711 and amending Book 9700, Page 374, Register's Office for &*V28& County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11069, Page 14 and at Instrument No, 200402030013041, Register's Office for &*V28& County, Tennessee.

By-Laws of record in Book 11069, Page 24, Register's Office for &*V28& County, Tennessee.

HOA Charter of record in Book 11069, Page 6, Register's Office for &*V28& County, Tennessee.

Conveyance of Common Area of record at Instrument No. 200004250041128, Register's Office for &*V28& County, Tennessee.

County and/or City taxes for the year 2004, a lien not now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 6836 Sunnywood Drive, Nashville, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 24th day of November, 2004.

Paullett D. Eason

Paullett D. Eason

Ronald Y. Eason

Ronald Y. Eason

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paullett D. Eason and Ronald Y. Eason, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 2004.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY