RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2004.

NOTARY PUBLIC

My commission expires: 9/30/06

Davidson County DEEDWARR
Recvd: 12/13/04 13:16 2pgs
Fees:13.00 Taxes:543.90
20041213-0147871

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
QUOC NGJIEM 6421 Paddington Way Antioch, TN 37013	Same as new owner	151-09-0-47

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY SEVEN THOUSAND AND NO/100 ($147,000.00) DOLLARS, and other good and valuable consideration cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DAWN WOOTEN, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **QUOC NGJIEM, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 47 on the Plan of Lone Hunter Chase, Phase I, Section II, as of record in Plat Book 9700, page 638, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dawn Wooten, unmarried by Warranty Deed from Deluxe Homes, LLC, of record in Instrument No. 20010709-0072820.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Plat Book 9700, page 638; to restrictive covenants of record in Book 9430, page 251 and in Book 9534, page 938; to terms and conditions of By-Laws of record in Book 9340, page 279; to terms and conditions of Charter of Homeowner's Association of record in Book 9433, page 953; to a Sanitary Sewer Easement as shown of record in Book 9588, page 930; to terms and conditions of Quitclaim Deed of record in Instrument 20030820-0120927; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 6421 Paddington Way, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 20th day of September, 2004.

Dawn Wooten

DAWN WOOTEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dawn Wooten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of September, 2004.

JANE GRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/30/06

My Commission Expires SEPT. 30, 2006