After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN07987

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
4989 Lebanon Pike,
Old Hickory, TN 37138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of December, 2004.
Notary Public
MY COMMISSION EXPIRES: 10/28/06

TINA NICHOLS ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 4989 Lebanon Pike, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
An Thieu 1820 Olive Circle Nashville,TN 37217	SAME	135-10C-51

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Stephen Shaifer and wife, Sandra Shaifer
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
An Thieu and wife, Trang Nguyen
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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Ransom Park, Section Three, of record in Instrument No. 20030718-0101335, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Shaifer and wife Sandra Shaifer by Deed from General Construction Company, Inc., a Tennessee corporation, dated 12/18/03 of record in Instrument No. 20040121-007903, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/22/04 12:54 1pgs
Fees:13.00 Taxes:584.60
20041222-0152219

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as **1820 Olive Circle, Nashville, TN 37217**

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(S), Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that we have 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 ***do(es)*** further covenant and bind ***ourselves, our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S), 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 our hands this 13 day of December, 2004.

Stephen Shaifer

Sandra Shaifer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Shaifer and Sandra Shaifer, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

MARY JOYCE KELLEY ★ NOTARY PUBLIC AT LARGE ★ SHELBY COUNTY, TN

Witness my hand and official seal this 13 day of December, 2004.

Commission Expires:

Notary Public: Mary Joyce Kelley

MY COMMISSION EXPIRES:
October 10, 2006