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

Davidson County DEEDWARR
Recvd: 12/30/04 14:23 2 pgs
Fees:13.00 Taxes:281.20
20041230-0154875

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00.

Lori Holloway
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2004.

Angela M Lake
NOTARY PUBLIC

My commission expires: 1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

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
THAI NGUYEN 823 Patricia Drive Nashville, Tennessee 37217	Same as new owner	107-9-31

FOR AND IN CONSIDERATION of the sum of SEVENTY SIX THOUSAND AND NO/100 ($76,000.00) 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, **JANIE R. OSBORNE, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **THAI NGUYEN, 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:

Land in Davidson County, Tennessee, being Lot No. 196 on the Map of Bel-Air Subdivision, Section II, as of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 196 fronts 70 feet on the westerly side of Patricia Drive and runs back 179.5 feet on the north line and 110 feet on the south line to a dead line in the rear, measuring 98.5 feet thereon.

Being the same property conveyed to Janie R. Osborne by Warranty Deed from Quentin Russell and wife, Susan Russell, recorded 04/12/89, in Book 7815, Page 378, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the subdivision plat of record in Book 2900, pages 29, 30, 31 and 32; to restrictive covenants of record in Book 2959, page 215, Book 2964, page 1 and in Book 3674, page 414; 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 823 Patricia Drive, Nashville, Tennessee 37217.

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 2005 property taxes which taxes are not yet due or payable.

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 29th day of December, 2004.

Janie R. Osborne
JANIE R. OSBORNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Janie R. Osborne, 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 29th day of December, 2004.

Notary Public

JANIE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

My commission expires: 9/30/06