File #200470099



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,900.00.

X Tin D. Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2005.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 07/09/06 7/9/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1418 Kensington Square Court, Bldg. F, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tin D. Nguyen	First Horizon Home Loan Corp.	Map: P/O-149-53.00
(NAME)	(NAME)	
3032 Split Oak Trail	4000 Horizon Way	Parcel:
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GREENVALE CONSTRUCTION, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TIN D. NGUYEN, an unmarried man**, 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 all of Lot No. 26, on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument No. 20040309-0026802, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Chelsea Village, LLC by Warranty Deed dated July 15, 2002 of record in Instrument No. 20020729-0090514, and being a portion of the same property further conveyed to Greenvale Construction, LLC by Warranty Deed dated March 17, 2004 of record in Instrument No. 20040319-0031418, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 8082, Page 329, addendum of record in Book 8083, Page 386 and amended of record in Book 8842, Page 434; By-Laws of record in Book 8082, Page 348; Articles of Incorporation of record in Book 8813, Page 192; Quitclaim Deed to Homeowners' Association of record in Book 9991, Page 914; Information Brochure of record in Book 8082, Page 362; PUD Boundary Plat of record in Instrument No. 20030203-0014146; Storm Water Detention Agreement of record in Instrument No. 20030226-0025748; all matters shown on plat of record in Instrument No. 20040309-0026802; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 3032 Split Oak Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 7th day of January, 2005.

Greenvale Construction, LLC

BY: Authorized Agent
~~President~~

Davidson County DEEDWARR
Recvd: 01/13/05 10:22 2 pgs
Fees:13.00 Taxes:536.13
20050113-0004829

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Chris Bratcher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Greenvale Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Agent, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal, this 7th day of January, 2005.

Vanessa E. Allen

Notary Public

My Commission Expires: 7/9/04

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

(SEAL)

Mail After Recording To:
Rebecca Manaska
Southern Title Services, LLC
1418 Kensington Square Court, Bldg. F
Murfreesboro, TN 37130