This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040666

Davidson County DEEDWARR
Recvd: 02/01/05 10:46 2 pgs
Fees:13.00 Taxes:451.40
20050201-0011568

Send Tax Bills To:
NEW OWNER

New Owner is:
Veronica Crockett
3913 Atkins Drive
Nashville, TN 37211

MAP: 133-12
PARCEL: 201.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Binh Phan and Mai Ti Le**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Veronica Crockett, a single woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Greenwood Hills, Section 2, of record in Book 4955, page 31, Register's Office for said County.

Said Lot No. 43 fronts 56 feet on the northerly side of Atkins Drive and extends back 199.62 feet on the easterly line and 213.15 feet on the westerly line to a broken line in the rear measuring 99.85 feet thereon.

Being the same property conveyed to Binh Phan and Mai Ti Le and Nam V. Phan by Deed from Daniel S. Brewer and wife, Teble Ann Brewer dated 12/22/98, recorded 12/29/98, in Book 11268, page 884, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19 day of January, 2005

GRANTOR:

Binh Phan By Tam Thanh Phan as Attorney in Fact

Binh Phan by Tam Thanh Phan as Attorney-in-Fact

Mai T Le

Mai T. Le

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Tam Thanh Phan and Mai T. Le** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Binh Phan and who acknowledged that he executed the same as free act and deed of the said Binh Phan and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said Binh Phan, and appearing of record in Instrument No. * of the said Register's Office of Davidson County, Tennessee.

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Witness my hand and seal on this the 19 day of January, 2005

My Commission Expires November 21, 2006

Notary Public

My Commission Expires:

* 20050201-0011567

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

Affiant

SWORN TO and subscribed before me this 19th day of January, 2005

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JULY 19, 2008