Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue, South, Suite 200
Franklin, TN 37064

RETURN TO:

Watauga Tilte Company, Inc.
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/07/05 14:59 2 pgs
Fees:13.00 Taxes:595.70
20050207-0014228

STATE OF TENNESSEE)
COUNTY OF)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2005.

Notary Public
My Commission Expires: 8-14-05

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Loc T. Ngo
3916 October Woods Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
183-05-A 4.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN GERALD CASSIDY, married,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **LOC T. NGO and CHI NGUYEN,*** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT: *both uhmarried with joint right of survivorship

LAND in Davidson County, TN, being Lot No. 4 on the Plan of October Woods, Phase One, Section Two, of record in Plat Book 7900, Page 909 and amended in Book 9700, Pages 54 and 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to STEVEN GERALD CASSIDY, by Warranty Deed from Yazdian Construction, Inc., of record in Book 10334, Page 457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **3916 October Woods Drive, Antioch, TN 37013 a/k/a 3500 Pinwheel Drive, Antioch, TN 37013.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 31 day of January, 2005.

STEVEN GERALD CASSIDY

KAREN VLOEDMAN CASSIDY*

***Karen Vloedman Cassidy joins in this conveyance to grant or convey any interest she may have in this real property by virtue of her marriage to Steven Gerald Cassidy.**

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **STEVEN GERALD CASSIDY**, with whom I am personally acquainted (or who 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.

Witness my hand this 31 day of January, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **STEVEN GERALD CASSIDY**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 31 day of January, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY