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

Address of new owner:

Phu Han and Van Binh Tran
501 Banshire Court
Brentwood, TN 37027

Send tax bills to:

OWNER

Map 172-9-A, Parcel 97 CO

Davidson County DEEDWARR
Recvd: 03/01/05 15:51 2 pgs
Fees:13.00 Taxes:1258.00
20050301-0022619

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL D. TREACY,** hereinafter called the Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **PHU HAN TRAN and wife, VAN BINH TRAN**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot Number 97 on the Plan of Final Plat of Section 2, Banbury Crossing of record in Plat Book 9700, pages 605 through 609 and corrected in Plat Book 10970, page 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Michael D. Treacy by Warranty Deed from Matthew C. Shaw and wife, Terri L. Shaw, recorded as Instrument 20030721-0101837, Register's Office of Davidson County, Tennessee.

This is improved property known as 501 Banshire Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their 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 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 said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

MARSHA A. TREACY, wife of Grantor, hereby joins in this conveyance for the purpose of conveying any right, title and interest she may have in the property as a result of her marital interest.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the 23rd day of February, 2005.

MICHAEL D. TREACY

MARSHA A. TREACY

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL D. TREACY and wife, MARSHA A. TREACY,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Chattanooga, Tennessee, this 23rd day of February, 2005.

NOTARY PUBLIC

My commission expires: 4-24-06

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value of this transfer, whichever is greater, is $340,000.00.

AFFIANT

Sworn to and subscribed before me this 25 day of February, 2005.

NOTARY PUBLIC

My commission expires: 5/29/05

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Shumacker Witt Gaither & Whitaker, P.C.
Suite 210, CBL Center
2030 Hamilton Place Boulevard
Chattanooga, Tennessee 37421