This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050104

McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Send Tax Bills To:
New Owner

New Owner is:
Zahida Arriaga
3313 Mimosa Drive
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 03/16/05 10:49 2 pgs
Fees:13.00 Taxes:388.50
20050316-0028833

MAP: 133-03

PARCEL: 107.00

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, **Tin D. Nguyen, unmarried and Kim K. Nguyen, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Zahida Arriaga, unmarried**, 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 located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, being Lot No. 21 on the Plan of Glencoe Acres Subdivision, Section One, as of record in Plat Book 1835, pages 137-138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tin D. Nguyen and Kim K. Nguyen by Deed from Vietnamese Buddhist Association of Nashville, Tennessee, Inc., a Tennessee non profit corporation dated August 31, 2001, recorded September 7, 2001, in Inst#20010907-0097491, 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 11 day of March, 2005.

GRANTOR:

Tin D. Nguyen

Tin D. Nguyen

Kim K. Nguyen

Kim K. Nguyen

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tin D. Nguyen and Kim K. Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11 day of March, 2005.

Notary Public

SYLVIA BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

SWORN TO and subscribed before me this 11 day of March, 2005.

NOTARY PUBLIC

A. SCOTT HUDDLESTON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires: 3/27/05

My Commission Expires MAR. 27, 2005