This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050005

Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Same as new owner

Davidson County DEEDWARR
Recvd: 03/21/05 14:30 2 pg
Fees:13.00 Taxes:370.00
20050321-0030615

New Owner is:
Irving and Helene Rothschild
804 Nashua Court
Nashville, TN 37209

MAP: 91-05
PARCEL: 272.00

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, **Can Nguyen, an unmarried man, and Le H. Nguyen, an unmarried man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Irving Rothschild and wife, Helene Rothschild**, 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. 12 on the Plan of Brookewood, Phase Two, of record in Book 8250, Page 877, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Can Nguyen, an unmarried man and Le H. Nguyen, an unmarried man by Deed from The Marchetti Company, a Tennessee Corporation dated 6/18/99, recorded 7/1/99, in Book 11553, page 925, and also aquired in Book 11544, page 253, 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 15th day of March, 2004.

GRANTOR:

Can Nguyen

Le H. Nguyen

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Can Nguyen , unmarried and Le H. 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 15th day of March, 2004.

Notary Public

My Commission Expires:

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

MY COMMISSION EXPIRES JULY 19, 2008

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

SWORN TO and subscribed before me this 15th day of March, 2004.

NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008