RETURN TO:
GRISSIM TITLE & ESCROW,LLC
2309 CrestmoorRoad, Suite 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/23/05 10:54 2 pgs
Fees:13.00 Taxes:407.00
20050323-0031547

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Subscribed and sworn to before me, this 14th day of March, 2005.

Notary Public/24/08

07-0503-81823

Address of New Owner:	Send Tax Bills to:	Tax Information
Ricky Ly & Khanh Huynh 622 Harding Place Nashville TN 37211	Same as New Owner	147-01-0-189

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marilyn H. Kelly, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ricky Ly and Khanh Huynh, both unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 275 on the Plan of Caldwell Hall, Section II, of record in Book 2900, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred I. Kelly and wife, Marilyn H. Kelly by deed from William F. Fullerton, Jr. and wife, Freddie K. Fullerton, of record in Book 3434, Page 441, Register's Office for Davidson County, Tennessee. Fred I. Kelly having since died.

*

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 622 Harding Place, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

* Rachel Suzanne Daughdrill executes this instrument as Attorney-in-Fact on behalf of Marilyn Harman Kelly, pursuant to the Power of Attorney being recorded in Instrument No. , Register's Office for Davidson County, Tennessee.

WITNESS my hand this 14th day of March, 2005.

Marilyn H. Kelly

Marilyn H. Kelly
By: Rachael Suzanne Daughdrill, Atty-in-Fact

By: Rachael Suzanne Daughdrill
her atty-in-fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, **Rachael Suzanne Daughdrill (Rachael Suzanne Daughdrill and Rachel Suzanne Daughdrill are one and the same person)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for **Marilyn H. Kelly, (Marilyn H. Kelly and Marilyn Harman Kelly are one and the same person)** and is authorized by her to execute this instrument on her behalf.

Witness my hand in Franklin, TN, this 14th day of March, 2005.

Catherine R. Vass

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/24/08

