This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050130

Davidson County DEEDWARR
Recvd: 04/04/05 08:04 2 pg
Fees:13.00 Taxes:277.13
20050404-0035842

Send Tax Bills To:
P & K Real Estate Investment Group
5134 Evelyn Court
Franklin, TN 37064

New Owner is:
P & K Real Estate Investment Group
5134 Evelyn Court
Franklin, TN 37064

MAP: 119-03
PARCEL: 42.00

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, **Khanh Sy Nguyen and wife Huong Dang**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **P & K Real Estate Investment Group**, 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:

Being Lot No. 13 on the Plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Khanh Sy Nguyen, a married man, from Eric Brown and wife, Linda Brown by Warranty Deed dated March 19, 1996 and recorded March 27, 1996 in Book 9992, page 941, Register's Office for Davidson County.

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.

KN + HD Sellers Ints.

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 31st day of March, 2005.

GRANTOR:

Khanh Sy Nguyen

Huong by KHANH. S. NGUYEN

Huong Dang by Khanh Sy Nguyen

as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Khanh Sy Nguyen**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Huong Dang and who acknowledged that he executed the same as free act and deed of the said Huong Dang and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Huong Dang, and appearing of record in Record Book ____, Page ____, of the said Register's Office of Davidson County, Tennessee. 20050404-0035841

Witness my hand and seal on this the 31st day of March, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $74,900.00.

Affiant

SWORN TO and subscribed before me this 31st day of March, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JULY 19, 2008