This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050148

Davidson County DEEDWARR
Recvd: 04/04/05 11:10 2 pgs
Fees:13.00 Taxes:469.53
20050404-0036141

Send Tax Bills To:
SAME

New Owner is:
Pham Van Lam and Thom Thi Nguyen
563 Annex Avenue
Nashville, TN 37209

MAP: 90-08
PARCEL: 175.00

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, **Kenneth D. Green unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Pham Van Lam and Thom Thi Nguyen, husband and wife**, 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, Tennessee, being Lot No. 38 on the Plan of Charlotte Park Annex, as of record in Book 3700, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the northwesterly margin of Annex Avenue and runs back between two lines, 149.58 feet on the southwesterly line and 150.0 feet on the northeasterly line to a line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to Kenneth D. Green unmarried by Warranty Deed from Billy Gant and wife, Sallie E. Gant dated July 31, 2002, recorded August 2, 2002, in Instrument No. 200208020093064, 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.

K.D.G. 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:

Kenneth D. Green

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kenneth D. Green unmarried** , 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 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 _____)

The actual consideration or value, whichever is greater, for this transfer is $126,900.00.

Affiant

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

NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008