**This Instrument Was Prepared By:**

Hugh W. Entrekin, Esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 04/29/05 09:44 2 pgs
Fees:13.00 Taxes:847.30

20050429-0047723

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $229,000.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2005.

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 3.6.06

| Address New Owner as Follows: | Send Tax Bills to: | Map-Parcel Number |
|---|---|---|
| Phuc Thi Bui<br>Co Tap Phan<br>1035 Percy Warner Blvd.<br>Nashville, TN 37205 | | 129-8-27.00 |

**WARRANTY DEED**

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Anthony N. Banker and wife, Amanda W. Banker,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Phuc Thi Bui and husband, Co Tap Phan,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, Being lot No. 36 on the Plan of Warner Park Valley, Section I, as of record in Book 3600, pages 12, 13 and 14, as amended in Book 3702, page 465, in the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 36 fronts 100 feet on the northwesterly margin of Percy Warner Boulevard and runs back 190.84 feet on the northeasterly line and 252.6 feet on the southwesterly line, which is a broken line, to a dead line measuring 75 feet thereon.**

**Being the same property conveyed to Anthony N. Banker and wife, Amanda W. Banker by deed of record in Instrument No. 20040225-0021163 and re-recorded in Instrument No. 20040414-0042278, Register's Office for Davidson County, Tennessee.**

This conveyance in made subject to:

1. Taxes for 2004 and all subsequent years, a lien, but not yet due and payable.
2. Plan of record in Book 3600, pages 12, 13 and 14, as amended in Book 3702, page 465, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 1035 Percy Warner Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 27 day of April, 2005.

By: Anthony Nicholas Banker by Amanda Walton Banker attorney-in-fact
Anthony Nicholas Banker
By: Amanda Walton Banker, Attorney-in-Fact

By: Amanda W. Banker
Amanda W. Banker

NOTE: Anthony Nicholas Banker and Anthony N. Banker are one and the same person.

NOTE: Amanda Walton Banker and Amanda W. Banker are one and the same person.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared Amanda Walton Banker to me known to be the person described in and who executed the foregoing instrument on behalf of Anthony Nicholas Banker, as per the Power of Attorney signed by Anthony Nicholas Banker of record in Instrument No. 20050429-0047722, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by her free act and deed on behalf of said Anthony Nicholas Banker.

Witness my hand, at Nashville, Tennessee, this 27th day of April, 2005.

Notary Public

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

My Commission Expires: 3.6.06

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Amanda W. Banker, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 27th day of April, 2005.

NOTARY PUBLIC

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 3.6.06