Dav. Co. File Box 14-A
jtc file no. 17818-3

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

Affiant

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

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/02/05 09:54 2 pgs
Fees:13.00 Taxes:555.00
20050502-0048291

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tai Van Nguyen	**World Savings**	**Map 102-07, Parcel 006**
6578 Cabot Drive	**4101 Wiseman Blvd., Bldg 108, Imaging**	
Nashville, TN 37209	**San Antonio, TX 78251**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sang Quang Le and Nam Thi Vo, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tai Van Nguyen and Lan Thi Nguyen, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 107, on the Plan of Beacon Square, Section One, of record in Plat Book 3842, page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sang Quang Le and wife, Nam Thi Vo, by Warranty Deed from Stephen Moss and Marla Forrest, Devisees under The Last Will and Testament of Sue Virginia Allen, of record in Book 9104, Page 657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (_____) property, known as: **6578 Cabot Drive, Nashville, TN 37209**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my/our hand(s) this **28th** day of **April, 2005.**

4/28/05

Sang Quang Le

4-28-05

Nam Thi Vo

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sang Quang Le and Nam Thi Vo, husband and wife,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **April, 2005.**

Notary Public

KATE Y. BLAND
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.

My Commission Expires: 12-19-08