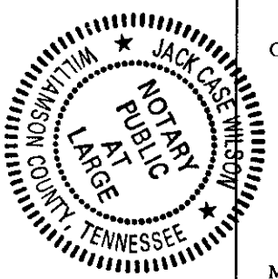
SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/05 09:56 2 pgs
Fees:13.00 Taxes:203.13

20050519-0056460



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-2648

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ngoc Peter Vongboupha	Same	071-08-0-280.00
(NAME)	(NAME)	
250N Inga Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ngoc Peter Vongboupha, single AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 100 on the Plan of "Joywood", as of record in Book 974, page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description but excluded from this conveyance is that part conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in book 6004, Page 412, said Register's Office and described more fully as follows:

Beginning at a point, being the northeastern corner of property belonging to J.E. Parrish, Et Ux, said point being common to Parcel 281 on Map 71-8, as recorded in Book 1389, Page 102 of the Register's Office for Davidson County, Tennessee; thence westerly along the existing southern right-of-way line of East Trinity Lane, bearing N 84 deg. 01' 26" W, 50 feet, more or less, to a point on the common property line of Parcels 280 and 279 on Map 71-8; thence along said property line, bearing S 3 deg. 26' 34" W, 5 feet, more or less, to a point; thence in a straight line, bearing S 84 deg. 01' 26" E, 50 feet, more or less, to a point on the common property line of Parcels 280 and 281 on Map 71-8; thence along said property line, bearing N 3 deg. 26' 34" E, 5 feet, more or less, to the point of beginning.

Being all of the same property conveyed to Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee by Substitute Trustee's deed dated November 18th 2004 of record in Instrument No. 20050128-0010436, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ■ property, known as 414 E Trinity Lane, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Ngoc Peter Vongboupha and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, has executed this deed this 16th day of May, 2005.

Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee BY Residential Funding Corporation, Attorney in Fact

BY: _____

TERRI ACIERNO AVP

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared TERRI ACIERNO, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20030206-0016740 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 16 day of May, 2005

_____
Notary Public

My Commission Expires: _____

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027