Box 17

Davidson County DEEDWARR
Recvd: 05/19/05 13:19 2 pg
Fees:13.00 Taxes:666.00

20050519-0056678

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Azad A. Sindy	PrimeTrust Bank	Map: 146-04
688 Harding Place	P.O. Box 210618	Parcel: 024
Nashville, TN 37211	Nashville, TN 37221	6DU-18605

For and in Consideration of the sum of $ 180,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Thomas Trac and wife, Mai Nguyen

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Azad A. Sindy

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 493** on the plan of **Caldwell Hall, Section IX**, as of record at **Plat Book 3300, page 25**, in the Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the Grantors herein by deed as of record at Book 11596, page 168, said Register's Office.

This conveyance is subject to 2005 property taxes that have been prorated and the Grantee assumes in full, subject to any reproration required as a result of the actual 2005 property taxes being different from that amount used in the current proration, and to Restrictive Covenants of record at Book 1788, page 108 and Book 3285, page 488, and to the limitations on said plan at Plat Book 3300, page 25 all recording references to said Register's Office.

This is IMPROVED property known as: 688 Harding Place, Nashville, TN 37211
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 14 day of MAY, 2005

Thomas Trac

Thomas Trac

Mai Nguyen

Mai Nguyen

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 180,000.00.

, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 5/16/05.

My Commission Expires: 11/26/05

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Notary Public

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

Thomas Trac and wife, Mai Nguyen

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 5/16/05.

My Commission Expires: 09-22-2007

Notary Public:

RUTH RANDOLPH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143