03

Davidson County DEEDWARR
Recvd: 05/20/05 09:51 2 pg
Fees:13.00 Taxes:573.50

20050520-0056945

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 12th day of May, 2005.

Notary Public
My commission expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0505-32725

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Julia Nina Forester	Franklin American Mortgage	086-03-0-A-005.00CO
117 Summit Run	501 Corporate Centre Drive, #400	
Hermitage TN 37076	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thuy Vu and husband, Tan Hoang Nguyen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Julia Nina Forester, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in the 19th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of Summit Run, Phase One, of record in Book 9700, Page 334, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Thuy Vu and wife, Tan Hoang Nguyen by deed from Lauren T. Kitchens, unmarried, dated 11/15/2001, of record in Instrument #20011121-0128216, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 117 Summit Run, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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 hand this 12 day of May, 2005.

Thuy Vu

Tan Hoang Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thuy Vu and Tan Hoang Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 12 day of May, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON