Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/19/08
(AFFIX SEAL)

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 19, 2008

WARRANTY DEED

G-CCB-05-4808

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

Davidson County DEEDWARR
Recvd: 05/27/05 14:57 2 pgs
Fees:13.00 Taxes:464.35

20050527-0060341

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Dom Van Nguyen	SAME	
4808 Jeffery (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	134-13-97

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY MELISSA JONES AND DEBORAH ANN JONES, BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOM VAN NGUYEN, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, 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. 183 on the Plan of Kenilworth Estates, Section 4, as shown on plat of record in Book 3300, Page 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Melissa Jones and Deborah Ann Jones by Quitclaim deed from Mary Melissa Jones, recorded July 1, 2003, in Instrument No. 20030701-0090294, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Mary Melissa Jones by Quitclaim Deed from Melissa Pugh, recorded February 14, 1994, in Book 9249, Page 94, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Melissa Pugh by Deed recorded September 25, 1990, in Book 8202, Page 109, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) any and all matters appearing on plat of record in Book 3300, Page 34-36, said Register's Office; and c) any and all existing easements and restrictions as shown of record not mentioned herein, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4808 Jeffery, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 24th day of May, 2005.

Mary Melissa Jones
Mary Melissa Jones

Deborah Ann Jones
Deborah Ann Jones by Mary Melissa Jones as Attorney in Fact

By Mary Melissa Jones
By attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Melissa Jones and Deborah Ann Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of May, 2005.

WILLIAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 22, 2008

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Melissa Jones, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Deborah Ann Jones and acknowledged that she executed the same as the free act and deed of the said Deborah Ann Jones.

Witness my hand and official seal at

on this the 24th day of May, 2005.

WILLIAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903