Davidson County DEEDWARR
Recvd: 05/31/05 09:44 2 pgs
Fees:13.00 Taxes:541.22

20050531-0060754

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/24/08
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Roxanne Ross	Wells Fargo Bank, N.A.	Map 147
518 Harding Place	3480 Stateview Blvd.	Group 2
Nashville, TN 37211	Fort Mill, SC 29715	Parcel 168

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

Nguyet Dang and wife, Hung Nguyen

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Roxanne Ross
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:

BEING Lot No. 78, on the Plan of the resubdivision of Lots 76, 77, and 78 in Battery Crest, Section Two, of record in Book 3500, Page 5, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nguyet Dang and wife, Hung Nguyen by deed from Daniel Henry Meredith, III and wife, Mary Ann Meredith, of record in Instrument 20010813-0086791, dated July 31, 2001, Register's Office for said County.

This conveyance is subject to: (1) 2005 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Book 3500, page 5, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3164, page 215, said Register's Office.

Power of Attorney of record in Instr. 20050531-0060753, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 518 Harding Place, Nashville, TN 37211

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 covenant 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 our hands this 27th day of May, 2005.

Nguyet Dang

Hung Nguyen by Dang ATTY in fact

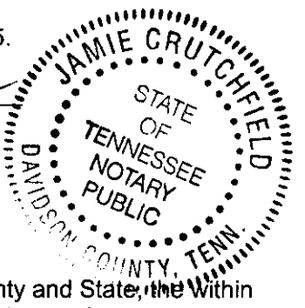
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2005.

My Commission Expires: 3/31/07

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, Quan Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Hung Nguyen as his Attorney in Fact as the free act and deed of the within named Hung Nguyen.

Witness my hand and official seal at , Tennessee the 27th day of May, 2005.

My Commission Expires: 3/31/07

Notary Public

