This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
William M. Davis
237 Cedarcreek Drive
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 06/03/05 14:58 2 pgs
Fees:13.00 Taxes:410.27

20050603-0063595

SEND TAX BILL TO:
Owner

MORTGAGEE:
WILLIAM M. DAVIS
237 CEDARCREEK DRIVE
NASHVILLE, TN 37211

MAP **162-13**
GROUP
PARCEL **62.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Loc T. Ngo and Chi Nguyen, both unmarried persons with rights of survivorship** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **William M. Davis and wife, Rita Davis,** 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:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Section Two Cedarwood Estates of record in Plat Book 4860, page 58, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Loc T. Ngo and Chi Nguyen, both unmarried persons with rights of survivorship by Quitclaim Deed from Loc T. Ngo and wife, Chi Cguyen of record in Instrument No. 20050207-0014231, and in Inst. No. 20030919-0139014, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 237 Cedarcreek Drive, Nashville, Tennessee 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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 27th day of May, 2005.

Loc T. Ngo

Chi Nguyen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Loc T. Ngo and Chi 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 the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $110,885.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of May, 2005.

NOTARY PUBLIC

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 30, 2007