This instrument prepared by:
Fidelity Residential Solutions
10010 San Pedro, Suite 800
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437149 1655650
Karol Montellano

Davidson County DEEDWARR
Recvd: 06/08/05 15:28 3 pgs
Fees:18.00 Taxes:873.20

20050608-0065700

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
(NAME) **Lam Tran**	*(NAME)* AmSouth Bank	*Map 151-9A Parcel 48*
(STREET ADDRESS OR ROUTE NUMBER) **305 Paddington Court**	*(STREET ADDRESS)* 2050 Parkway Office Circle	
(CITY) *(STATE)* *(ZIP)* **Antioch, TN 37013**	*(CITY)* *(STATE)* *(ZIP)* Birmingham, AL 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Daphne E. McClellan and James Andrew Dixon, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said **Lam Tran**, married

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF
COUNTY OF DAVIDSON *The actual consideration or value whichever is greater, for this transfer is $* **236,000.00**

Affiant

Subscribed and sworn to before me this the 7th *day of* June, 2005

Notary Public

My commission expires: 01/24/09
(Affix Seal)

CATHERINE H. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

This is unimproved ( ), known as 305 Paddington Court, Antioch, TN 37013

improved ~~xx~~

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 4th *day of* May, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Daphne E. McClellan

Daphne E. McClellan

James Andrew Dixon

STATE OF Michigan
COUNTY OF

Personally appeared before me, Terry L. Crow, *a Notary Public in and for said County and State, Daphne E. McClellan, the within named bargainor* married *(fill in marital status), 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, at office, this 4th *day of* May, 2005.

Notary Public
My Commission Expires:

(This area for official notarial seal)

TERRY L. CROW
NOTARY PUBLIC BERRIEN CO., MI
MY COMMISSION EXPIRES Oct 7, 2006
ACTING IN THE COUNTY OF Berrien

STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, James Andrew Dixon, the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 9th *day of* May, 2005.

Notary Public
My Commission Expires:

(This area for official notarial seal)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 48, on the Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II, of record in Plat Book 9700, page 638, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daphne E. McClellan, unmarried by deed from Barry Construction Company, a Tennessee Corporation of record in Book 11551, page 10, said Register's Office.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II, as said areas are set forth and defined in Restrictions of record in Book 9430, page 251; Book 9534, page 938; and Book 9534, page 942; By-Laws of record in Book 9430, page 279; and Charter of record in Book 9433, page 953; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated June 28, 1999, made by Leslie Flowers, License No. 1659, John Kohl & Company, P.C., 400 Seventh Avenue South, Nashville, TN 37203.