BY

Davidson County DEEDWARR
Recvd: 06/30/05 14:34 2 pgs
Fees:13.00 Taxes:688.20

20050630-0075556

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $186,000.00

Affiant

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

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

Notary Public
My commission expires: 9/4/05

02-0506-44023

Address of New Owner:	Send Tax Bills to:	Tax Information
Hoa Ngoc Lam	AmSouth Bank	147-01-0-065.00
670 Harding Place	2050 Parkway Office Circle	
Nashville TN 37211	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Aimee M. Spence now Taylor, Amanda R. Spence Law now Jackson and David A. Spence, devisees of James A. Spence, deceased, and Pamela Spence now Smith, Individually and David A. Spence, Executor of the Estate of James A. Spence, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hoa Ngoc Lam and wife, Suong Thi Que Ngo, hereinafter called the Grantees, their successors 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. 484, on the Plan of Caldwell Hall, Section Six, of record in Book 2900, Page 148, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James A. Spence and wife, Pamela A. Spence, by deed from Patsy C. Martin, formerly Jones, and husband, Victor Ray Martin, dated March 18, 1988, of record in Book 7548, Page 228, Register's Office for Davidson County, Tennessee. James A. Spence and Pamela A. Spence having since divorced, in the Circuit Court of Davidson County, Tennessee, Docket No. 90D-376, whereby Pamela Spence now Smith was awarded 1/2 interest in sales proceeds from said property. Final Decree in Book 9402, Page 177, said Register's Office. James A. Spence having subsequently died testate and Will being probated in the Probate Court of Davidson County, Tennessee, Docket No. 04P-1215. Will of record in Instrument No. 5662/1574873, Davidson County Probate Court Clerks Office. Aimee M. Spence now Taylor, Amanda R. Spence Law now Jackson and David A. Spence being the devisees.

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 670 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, 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 27th day of June, 2005.

Aimee M. Spence Taylor, Devisee

Amanda R. Spence Jackson, Devisee

David A. Spence, Devisee

David A. Spence, Executor

Pamela Smith, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aimee M. Spence Taylor, Amanda R. Spence Jackson and David A. Spence, Devisees of the Estate of James A. Spence, 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 Brentwood, TN, this 27th day of June, 2005.

Notary Public
State of Tennessee at Large

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires 1/24/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David A. Spence, Executor of the Estate of James A. Spence, 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 in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of June, 2005.

Notary Public
State of Tennessee at Large

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires 1/24/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela Smith, 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 in Brentwood, TN, this 27th day of June, 2005.

Notary Public
State of Tennessee at Large

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires 1/24/09