THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Charles M. Aropmoi
4860 Barkley Square Dr
Antioch, TN 37013

MAP PARCEL NUMBERS 149-5-37.00

Davidson County DEEDWARR
Recvd: 07/06/05 10:58 2 pgs
Fees:13.00 Taxes:462.50

20050706-0077364

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of June, 2005, by and between **Lam Nguyen and Nga Quach, husband and wife**, party of the first part, and **Charles M. Aropmoi and Roza Faolino, both unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **$125,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

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. 153 on the Plan of Section 3, Barclay Square, as of record in Plat Book 4675, Page 154, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Lam Nguyen and his wife, Nga Quach by Warranty Deed from Wayne. A. Parr and wide, Vicki. L. Parr of record in instrument number 20050404003694, dated 06/29/95 and recorded 07/03/95 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO TAXES for the year 2005 which have been prorated and assumed by the Grantee(s); restrictive covenants of record; andy and all matters of Plat in Book 4675, Page 154, any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

This improved property is also known as 4860 Barclay Square Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Lam Nguyen

Lam Nguyen

Nga Quach

Nga Quach

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lam Nguyen and Nga Quach, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21 day of June, **2005**.

My commission expires 9-30-06

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$125,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Navarro

Affiant

Subscribed and sworn to before me this 23rd day of June, **2005**.

Notary Public

9-30-06

My commission Expires

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

PROPERTY ADDRESS:
4860 Barclay Square Drive
Antioch, TN 37013

Name and Address of New Owner

Charles M. Avakian
4860 Barclay Square Dr.
Antioch, TN 37013