THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July, 2005 Notary Public MY COMMISSION EXPIRES: 1-26-08 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chau Tran	Prime Trust Bank	MAP 90-15-63
466 Annex Avenue	P. O. Box 210618	PARCEL
Nashville, TN 37209	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James W. Chumney and wife, Lorene H. Chumney**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chau Tran and wife, Chin Le**

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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 657 on the Map of Charlotte Park, Section Eleven, as of record in Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 657 fronts 75.0 feet on the southeasterly side of Annex Avenue and extends back 192.7 feet on the northeasterly line and 142.0 feet on the southwesterly line, to an irregular line in the rear on which it measures 82.0 feet.

BEING the same property conveyed to James W. Chumney and wife, Lorene H. Chumney by warranty deed from Martin E. Jinnette and wife, Iva Nelle Jinnette of record in Book 4479, page 718, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **466 Annex Avenue, Nashville, TN 37209.**

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 _____ hand( ) this the 8th day of July, 2005.

Davidson County DEEDWARR
Recvd: 07/11/05 14:52 2 pgs
Fees:13.00 Taxes:558.70

20050711-0080003

James W. Chumney
James W. Chumney

Lorene H. Chumney
Lorene H. Chumney

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 **James W. Chumney** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2005.

My Commission expires 1-26-08

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 **Lorene H. Chumney** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2005.

My Commission expires 1-26-08

Notary Public