THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24571-08-2005** **Record & Return To:** **Elite Title Company, LLC** **109 Westpark Drive, Suite 230** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $128,000.00. Von Rumfelt Affiant Subscribed and sworn to before me this 15th day of August, 2005. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Thanh Van Nguyen Thien Nguyen and Phuong Thi Bich Le 603 Bagleyshop Drive Nashville, TN 37209	**Send Tax Bills To:** SAME AS NEW OWNER	**Tax Information:** Map No.090.12-0 Parcel No. 163.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Von R. Rumfelt and wife, Vivian A. Rumfelt**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thanh Van Nguyen, Unmarried and Thien Nguyen and wife, Phuong Thi Bich Le** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 603 Bagleyshop Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of August, 2005.

Von R. Rumfelt
Von R. Rumfelt

Vivian A. Rumfelt
Vivian A. Rumfelt

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Von R. Rumfelt and Vivian A. Rumfelt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/18/05 13:51 2 pgs
Fees:13.00 Taxes:473.60

20050818-0098623

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Charlotte Park Section II, as of record in Plat Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Von R. Rumfelt and wife, Vivian Rumfelt by deed dated September 29, 1994 from Donald K. McWright of record in Book 9484, page 135, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.