Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2005.

Notary Public
My commission expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 19, 2008

04-0508-52170

Address of New Owner:	Send Tax Bills to:	Tax Information
Hoa Luong 705 Adams Mill Court Nashville TN 37211	Same as new owner	173-09-O-A- 131.00CO

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, Jason Peveler and wife, Holly Peveler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hoa Luong and ~~Lan~~ Nguyen, 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. 225, on the Plan of Section One, Lenox Village II, of record in Instrument No. 20030106-0001756, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being the same property conveyed to Jason Peveler and wife, Holly Peveler by Quitclaim Deed from Zeal Construction, L.L.C., dated November 3, 2004, of record in Instrument No. 20041112-0136211, said Register's Office.

This conveyance is 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 705 Adams Mill Court, 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.

Davidson County DEEDWARR
Recvd: 08/18/05 13:54 2 pgs
Fees:13.00 Taxes:1073.00
20050818-0098629

WITNESS my hand this 16th day of August, 2005.

Jason Peveler

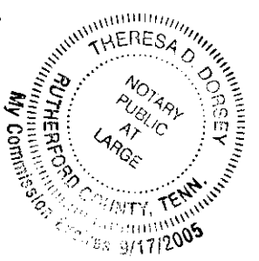
Holly Peveler

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Peveler and Holly Peveler, 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 in Smyrna, TN, this 16th day of August, 2005.

Theresa D. Dorsey
State of Tennessee at Large



My Commission expires 09/17/05