THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24632-08-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me this 2nd day of September, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Geraldine F. Paller 7409 East Colony Drive Nashville, TN 37221	**Send Tax Bills To:** 1st Trust Bank for Savings 6525 Quail Hollow, Suite 300 Memphis, TN 38187	**Tax Information:** Map No.156.01-0C Parcel No. 022.00-CO

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, **Vincent H. Vo and wife, Mary T. Vo**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Geraldine F. Paller, unmarried** ("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 7409 East Colony Drive, Nashville, TN 37221

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 2nd day of September, 2005.

Vincent H. Vo by Bryar Raney

Vincent H. Vo, BY: Bryar Raney, Attorney-In-Fact pursuant to a power of attorney being recorded immediately prior hereto as Instrument No. 20050909-0108868

Mary T. Vo by Bryar Raney

Mary T. Vo, BY: Bryar Raney, Attorney-In-Fact pursuant to a power of attorney being recorded immediately prior hereto as Instrument No. 20050909-0108868

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Bryar Raney,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Vincent H. Vo and Mary T. Vo** and is authorized by the said **Vincent H. Vo and Mary T. Vo** to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 2nd day of September, 2005.

My commission expires:

Notary Public

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/09/05 15:49 2 pgs
Fees:13.00 Taxes:777.00

20050909-0108869

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of East Colony at Riverbend, as of record in Plat Book 7900, page 733, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Vincent H. Vo and wife, Mary T. Vo by deed dated February 16, 1998 from Fox Ridge Homes, Inc. of record in Book 10798, page 814, 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. Declaration of Covenants, Conditions By-Laws and Restrictions for The Colonies, of record in Book 7199, page 119, amended in Book 7781, page 645 and Book 9792, pages 20 and 24, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of The South Colony at River Bend Homeowners' Association of record in Book 8748, page 817, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, page 4, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 733, Register's Office for Davidson County, Tennessee.