Davidson County DEEDWARR
Recvd: 09/12/05 12:55 2 pgs
Fees:13.00 Taxes:333.00
20050912-0109388

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Hoang V. Nguy and Phokay Nguy
4805 Citrus Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-16
PARCEL 105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Nguyet Nguyen and husband Duc V. Nguyen, and Hoa T. Thai, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hoang V. Nguy and Phokay Nguy, as tenants by the entirety , 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:

BEING Lot No. 50, on the Plan of Kenilworth Estates, Section One, of record in Plat Book 2900, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nguyet Nguyen and husband Duc V. Nguyen and Hoa T.Thai, by deed from Le Van Tran and Ha Na Thi Chau of record in INST: 20011212-0136992, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record. THIS conveyance subject to such easements, setback lines of record in Book 2900, Page 106, said Register's Office.
Taxes for 2005 have been pro-rated and assumed by grantee.

Duc V. Nguyen executed this instrument on behalf of Hoa T.Thai pursuant to a Power of Attorney which is being placed of record currently herewith of record in INST: 2005 20050912-0109387

This is improved property known as 4805 Citrus Drive, 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 Hoang V. Nguy and Phokay Nguy, married, their heirs and assigns, forever; and we, Nguyet Nguyen and husband Duc V. Nguyen and Hoa T. Thai, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of August, 2005.

Nguyen Nguyet

Duc V. Nguyen

FOR HOA THI THAI

Hoa T. Thai By Duc V. Nguyen, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nguyet Nguyen and husband Duc V. Nguyen the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Duc V. Nguyen with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 31st day of August , 2005.

Notary Public

My Commission expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 90,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008