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

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
6-16-08

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $157,900.00

Affiant

Subscribed and sworn to before me, this 6th day of October, 2005.

Notary Public
My commission expires: 8/16/08

04-0509-52259

Address of New Owner:	Send Tax Bills to:	Tax Information
Vu S. Tran	Wilmington Finance, a division	176-05-0-B-194
5124 Brookstone	401 Plymoth Rd, Suite 400	
Antioch TN 37013	Plymoth Meeting, PA 19462	

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, John T. Jubert, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Vu S. Tran and wife, Truc Thanh Tteuy Cao, 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. 31, on the Plan of Hickory Woods, Section C, Phase 2, of record in Book 9700, Page 952, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John T. Jubert, unmarried by deed from Holigan Homes Tennessee Ltd, dated February 28, 2000, of record in Instrument No. 20000302-0020363, Register's Office for Davidson County, Tennessee.

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 5124 Brookstone, Antioch, TN 37013

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: 10/12/05 14:09 2 pgs
Fees:13.00 Taxes:584.23
20051012-0123030

WITNESS my hand this 6th day of October, 2005.

John Jubert by Michael Horton his attorney in fact.

John T. Jubert by Michael Horton his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Michael Horton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for John T. Jubert and that he is authorized by John T. Jubert to execute this instrument on his behalf.

Witness my hand in Smyrna, TN, this 6th day of October, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 8/16/08

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08