BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/06 08:17 2 pg
Fees:13.00 Taxes:501.35

20060117-0005740

State of Tennessee)
County of Davidson)

G#19439-2

The actual consideration or value, whichever is greater, for this transfer is **$135,500.00**.

HUU TAN TRIEU
Affiant

Subscribed and sworn to before me, this the 13th day of January, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
HUU TAN TRIEU and THANH HUONG NGUYEN	**U.S. BANK N.A.**	**Map 133-16-0, Parcel 177.00**
4884 Jonquil Drive	**P. O. Box 20005**	
Nashville, TN 37211	**Owensboro, KY 42304-0005**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

DOM VAN NGUYEN, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUU TAN TRIEU and THANH HUONG NGUYEN, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Welch Meadows, Section One, as of record in Book 3700, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Dom Van Nguyen and Sawan Smith, by Warranty Deed dated August 5, 2003, from Bay Ngo and Thi T. Phan and Thanh Lam, of record in Instrument No. 20030818-0119608, Register's Office for Davidson County, Tennessee. The said Sawan Smith having since conveyed their interest to Dom Van Nguyen by Quitclaim Deed dated October 26, 2004, of record in Instrument No. 20041110-0135528, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 3942, Page 54, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **4884 Jonquil 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 GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **13th** day of **January, 2006.**

Dom Van Nguyen
DOM VAN NGUYEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DOM VAN NGUYEN, an unmarried man,** the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **January, 2006.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.