Davidson County DEEDWARR
Recvd: 04/27/06 10:47 2 pgs
Fees:13.00 Taxes:1589.15

20060427-0048195

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,500.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

# WARRANTY DEED

TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

G-VR-06-501

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roger G. Grooms, Jr. | New Owner (NAME) | |
| 117 30th Ave North Unit 501 | | 104-02-W5 1.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VIET T. VAN AND WIFE, PANGFUA KUE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROGER G. GROOMS, JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 501, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF WEST END LOFTS II CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, APPEARING AS INSTRUMENT NO. 20030701-0091161, AND AMENDED AS INSTRUMENT NO. 20050106-0002529, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "D" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO VIET T. VAN AND WIFE, PANGFUA KUE BY WARRANTY DEED FROM WEST END LOFTS II, LLC RECORDED JUNE 9, 2005 IN INSTRUMENT NO. 20050609-0066039, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 161, Page 121; Inst. No. 20030701-0091161; Inst. No. 20050106-002529; Inst. No. 20041215-0149415; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved ( X ) property, known as 117 30th Avenue North, Unit 501, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of April, 2006.

Viet T Van by Jennifer Rodgers as Attorney in Fact
Viet T. Van by Jennifer Rodgers as Attorney in Fact

Pangfua Kue by Jennifer Rodgers as Attorney in Fact
Pangfua Kue

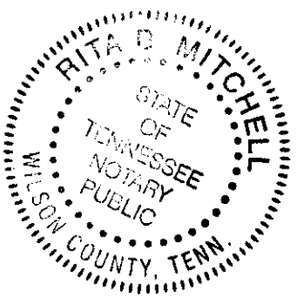
STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of April, 2006, before me personally appeared Jennifer Rodgers to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Viet T. Van* and who acknowledged he/she/they executed the same as the free act and deed of the said Viet T. Van*

*and Pangfua Kue

Witness my hand and official seal, this the 17th day of April, 2006.

Rita B. Mitchell
Notary Public




My Commission Expires: 6-17-07

STATE OF Tennessee
COUNTY OF Davidson

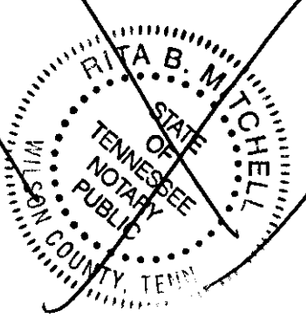
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pangfua Kue, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903