WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2006

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas N. Nguyen	NEW OWNER	Map 183
5616 Craftwood Ct.		Group 5-0-A
Antioch, TN 37013		Parcel 264 CO

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, we

Mary Ella Graham and husband, Thomas Edward Graham, Sr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Thomas N. Nguyen ~~and wife~~, **Kathy Nguyen** Both unmarried
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. 458, on the Plan of October Woods, Phase 4, Section 7-A, a Planned Unit Development, of record in Instrument 20000907-0088379, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mary Ella Graham by deed from Lifestyle Homes, G.P., of record in Instrument 20020912-0111532, dated August 23, 2002, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5047, Page 656; Book 5047, Page 661; Book 9840, Page 276; Instrument 20001003-0097964; and Book 9840, Page 267, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20000907-0088379; and (3) Sanitary Sewer Easement of record in Book 9607, Page 427, said Register's Office.

The said Thomas Edward Graham, Sr. joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5616 Craftwood Ct., 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 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 our hands this 29th day of September, 2006.

Mary Ella Graham

Thomas Edward Graham, Sr.

Davidson County DEEDWARR
Recvd: 10/05/06 08:55 2 pgs
Fees:13.00 Taxes:943.50

20061005-0123627

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 Mary Ella Graham and Thomas Edward Graham, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2006.

My Commission Expires: 1-27-07

Notary Public

