2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Hoang Ha
2426 Abbott Martin Road
Nashville, TN 37215

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 117-13
PARCEL 84
7DA-39595

WARRANTY DEED

BOOK 7850 PAGE 409

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Loneta R. Newbrough Behrens and husband, Kenneth Behrens hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hoang Ha and wife, Hanh Thi Nguyen hereinafter called the Grantee, Grantee's 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. 48 on the plan of Woodmont Estates, Number 2, of record in Book 1130, page 99, Register's Office for said County.

RE-RECORD BOOK 7866 PAGE 401

SAID Lot No. 48 fronts 135 feet on the northerly margin of Abbott Martin Road and extends back 192 feet on the easterly line and 196.6 feet on the westerly line to a dead line in the rear, measuring 135.3 feet thereon.

BEING the same property conveyed to Loneta R. Newbrough by quitclaim deed from Rose Palermo, Trustee of record in Book 5731, page 378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

36332

IDENTIFICATION

May 26 11 07 AM '89

FILED & WILSON TO REGISTER

0231 05/26 0101 03CHECK 478-40

This is (xx) improved property, known as 2426 Abbott Martin Road, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of May, 19 89.

Kenneth Behrens

Kenneth Behrens

Loneta R. Newbrough Behrens

Loneta R. Newbrough Behrens

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of May, 19 89, before me personally appeared Loneta R. Newbrough Behrens and husband, Kenneth Behrens, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

COUNTY OF _____ BOOK 7850 PAGE 410

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

RE-RECORD BOOK 7866 PAGE 402

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 143,000.00.

x Hoang Ha
Affiant

Subscribed and sworn to before me, this the 25th day of May, 19 89.

My Commission Expires: 9-26-92

_____
Notary Public

WILKINS JR. NOTARY PUBLIC AT LARGE

RE-RECORD
41686

IDENTIFICATION

JUN 16 10 11 AM '89

FELIX Z. WILKINS JR. REGISTER
DAVIDSON COUNTY, TENN.

5675 06/16 0101 03CHECK 6.00

WARRANTY DEED

from:
Loneta R. Newbrough Behrens and husband, Kenneth Behrens

to:
Hoang Ha and wife, Hanh Thi Nguyen

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157