Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Soui Sean Tea and Leng P. Tea**, husband and wife, hereafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Hank Huynh and John Le and Nancy Le,** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **DAVIDSON** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 26th **day of** April, **2002.**

x _____
Soui Sean Tea

x _____
Leng P. Tea

Davidson County DEEDWARR
Recvd: 04/30/02 15:31 3pgs
Fees:18.00 Taxes:629.00

20020430-0053127

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared **Soui Sean Tea and Leng P. Tea**, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 26th **day of** April **2002.**

Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

STATE OF TN
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th **day of** April **2002.**

Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

Map and Parcel: 114-08-0-A-31.00CO

Address of New Owner:
761 Cedar Crest Drive
Nashville, TN 37209

Send Tax Bills To:

Same

6020121

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, as described as follows, to-wit:

Being Lot No. 31 on the Plan of Cedar Crest Subdivision, Phase II, of record on plat in Plat Book 9700, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sovi Sean Tea and Leng P. Tea, husband and wife, from Fox Ridge Homes, Inc. by Warranty Deed dated 7-30-99 and recorded 8-10-99, of record in Book 11613, Page 862, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 7213, Page 973, Book 10086, Page 771 and Book 10174, Page 199, and all matters of record on plat in Plat Book 9700, Page 37, Register's Office for Davidson County.

This conveyance is subject to all zoning regulations, building restrictions, easements, rights to public utilities, or other governmental regulations applicable to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).