This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040387

Please return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

Send Tax Bills To:
America's Wholesale Lender
750 Old Hickory Blvd. Ste. 180
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/23/04 14:39 2pgs
Fees:13.00 Taxes:1165.50
20040923-0115095

New Owner is:
Ngoc Q. Ha and MyHong Ha
5813 Petersburg Lane
Brentwood, TN 37027

MAP: 171-8C
PARCEL: 4.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Barry Lee Ivy and wife, Rebecca W. Ivy**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ngoc Q. Ha and wife, MyHong Ha**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Being Lot No. 4 on the Plan of Section One, Williamsburg of Brentwood, of record in Book 9700, Page 99, Register's Office for Davidson, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Barry Lee Ivy and wife, Rebecca W. Ivy by Deed from Sally A. Marcinek dated June 23, 1999, recorded June 29, 1999, in Book 11546, page 964, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of September, 2004.

GRANTOR:

Barry Lee Ivy

Rebecca W. Ivy

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Barry Lee Ivy and wife, Rebecca W. Ivy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of September, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

SWORN TO and subscribed
before me this 15 day of
September, 2004.

NOTARY PUBLIC

My commission expires:

_____