WARRANTY DEED

TITLE ENTERPRISES, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Phuc Nguyen**
Address **4949 Alexis Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name
Address
City/State/Zip

SAME

FOR AND IN CONSIDERATION of the sum of **$10.00. Maurice A. Brunelle, An Unmarried Man** has this day bargained and sold, and does hereby transfer and convey unto **Phuc Nguyen and Lang Thi Bui, Husband and Wife and Anh Nguyen, An Unmarried Man, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee being Lot No. 160 on the Plan of Phase 1, Oak Highlands, fo record in Plat Book 6900, Pages 432,433,434, and 435, 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 Maurice A. Brunelle, by Warranty Deed from Eva Close, unmarried, dated April 16, 2001, of record in Instrument No. 20010420-0039326, and further conveyed to Maurice A. Brunelle, unmarried, by Quitclaim Deed, dated May 13, 2004, from Maurice A. Brunelle and Valeria Jeanne DuBois Brunelle, unmarried, of record in Instrument No. 20040720-0086777, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173 Group 4A Parcel 160CO

This is improved property known as: 4949 Alexis Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this **29th** day of **March, 2005.**

Maurice A. Brunelle
Maurice A. Brunelle B654-541-47-138-0

Davidson County DEEDWARR
Recvd: 04/04/05 11:07 2 pgs
Fees:13.00 Taxes:540.10
20050404-0036139

STATE OF FLORIDA
COUNTY OF Pinellas

PERSONALLY APPEARED before me Cindy Ellis a Notary Public in and for said County and State, **Maurice A. Brunelle** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **29th** day of **March, 2005.**

Commission expires July 20, 2006

Cindy Ellis
Notary Public

CINDY ELLIS
Notary Public, State of Florida
My comm. expires July 20, 2006
No. DD 121232

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is $173,000.00

Affiant _____

Subscribed and sworn to before me, this the 29th day of March, 2005.

My commission expires: 9-24-05

_____
Notary Public - Register

DAVID ROETGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.