This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050291

Davidson County DEEDWARR
Recvd: 05/31/05 09:33 2 pgs
Fees:13.00 Taxes:425.50

20050531-0060694

Send Tax Bills To:
Brenda S. Wallace
522 Foundry Drive
Nashville, TN 37209

New Owner is:

MAP: 90-12
PARCEL: 316.00

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, **Diem The Hoang and My Thi Phan, as tenants by the entirety**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brenda S. Wallace, unmarried** , 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, Tennessee, being Lot No. 25 on the Plan of Section One, Foundry Heights, of record in Book 3600, Page 16, Register's Office for said County.

Said Lot No. 25 fronts 60.0 feet on the southeasterly margin of Foundry Drive and extends back 158.9 feet on the northeasterly line and 156.4 feet on the southwesterly line to a dead line in the rear, measuring 60.05 feet thereon.

Being the same property conveyed to Diem The Hoang and My Thi Phan, as tenants by the Entirety by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development dated August 30, 1993, recorded September 1, 1993, in Book 9066, page 587, 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.

D. M
Sellers Ints.

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 24 day of May, 2005.

GRANTOR:

Diem The Hoang

My Thi Phan

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Diem The Hoang and My Thi Phan**, 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 24 day of May, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES JULY 19, 2008

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

Affiant

Sworn & subscribed before me this 24th day of May, 2005

6-22-08