26B

Davidson County DEEDWARR
Recvd: 07/11/05 14:02 2 pgs
Fees:13.00 Taxes:447.33
20050711-0079956

Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

ET-05-5685

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00

Lan Luong
Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/20/07
(AFFIX SEAL)

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lan T. Luong and Tuan Tran	American Mortgage Network, Inc	
(NAME)	(NAME)	
726 Drummond Drive	P.O. Box 85463	119-12-0-047.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	San Diego, CA 92186	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CRISTINO A. ACUNA, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LAN T. LUONG AND HUSBAND, TUAN TRAN, hereinafter called the Grantees, their heirs and assigns, that 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. 37 on the Plan of Battlewood, Section One, as of record in Plan Book 1835, page 31, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Cristino A. Acuna by Warranty Deed from Truman G. Kellogg and wife, Jeanette B. Kellogg, executed on July 31, 1995, of record in Book 9754, page 621, Register's Office of Davidson County, Tennessee.

Subject to restrictions as of record in Book 1835, Page 31, Register's Office for said County.

Subject to an easement as of record in Book 1835, Page 31, Register's Office for said County.

Subject to any and all restrictions and easements of record, if any.

Ma. Diana Olvera Gonzalez joins in this conveyance to convey any and all she may have in this property.

Cristino A. Acuno executed this instrument on behalf of Ma. Diana Olvera Gonzalez pursuant to a Power of Attorney which is being placed of record concurrently herewith. 20050711-0079955

unimproved ( )
This is improved (X) property, known as 726 Drummond Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of July, 2005.

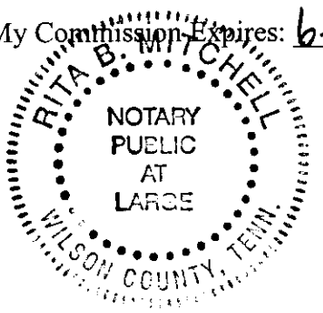
Cristino A. Acuna
Cristino A. Acuna

Ma. Diana Olvera Gonzalez
Ma. Diana Olvera Gonzalez By:
Cristino A. Acuna, Attorney in Fact
by Cristino A. Acuna, Attorney in fact

State of Tennessee
County of Wilson

On this the 7 day of July, 2005, before me personally appeared Cristino A. Acuno, to me known (or proved to me on the basis of satisfactory evidence) to be such person who executed the foregoing instrument on behalf of Ma. Diana Olvera Gonzalez, and who acknowledged that such person executed the same as the free act and deed of the said Ma. Diana Olvera Gonzalez by virtue of that Power of Attorney, duly executed by the said Ma. Diana Olvera Gonzalez and appearing of record in Book _____, Page _____ of the Register's Office of Davidson County, Tennessee.

My Commission Expires: 6-17-07

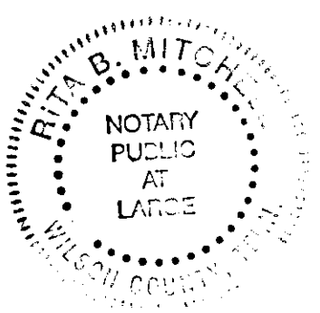


Rita B. Mitchell
Notary Public

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cristino A. Acuno the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 7 day of July, 2005.

My Commission Expires: 6-17-07



Rita B. Mitchell
Notary Public