Davidson County DEEDWARR
Recvd: 09/13/05 14:31 3 pgs
Fees:18.00 Taxes:229.40
20050913-0110080

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050546

Send Tax Bills To:
Christian Properties, Inc.
9463 Chesapeake
Brentwood, TN 37027

New Owner is:
224 Wallace Road
Nashville, TN 37211
Christian Properties, Inc.

MAP: 148-01-124.00
PARCEL:

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, **Hoc T. Nguyen and wife, Bang T. Nguyen and Kim Yen Thi Nguyen, as tenants in common with rights of survivorship**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christian Properties, Inc.** , 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:

Being Lot No. 255 on the Plan of Hillbrook, Section 4, of record in Plat Book 3842, page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hoc T. Nguyen and wife, Bang T. Nguyen and Kim-Yen Thi Nguyen, a single person, as tenants in common with rights of survivorship, by Deed from Josephine Phelps dated November 15, 1999, recorded , in Book 11748, page 589, Register's Office for Davidson County, Tennessee. Said Kim-Yen Thi Nguyen is now married to Thanh Nguyen and is executing this deed to convey his maritial interest.

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.

HN. BN. KNTN by HN
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 August, 2005.

GRANTOR:

Bang nguyen by Hoc T. Nguyen as AIF

Bang T. Nguyen by Hoc T. Nguyen as Attorney in Fact

Kim Yen Thi Nguyen by Hoc Thai Nguyen as AIF

Kim-Yen Thi Nguyen by Hoc T. Nguyen as Attorney in Fact

Thanh Nguyen by Hoc Thai Nguyen AS_AIF

Thanh Nguyen by Hoc T. Nguyen as Attorney in Fact

Hoc Nguyen

Hoc T. Nguyen

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Hoc T. Nguyen** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Bang T. Nguyen, Kim-Yen Thi Nguyen, Thanh Nguyen** , and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book *, Page _____, of the said Register's Office of Davidson County, Tennessee. *20050913 0110079

Witness my hand and seal on this the 24 day of August, 2005.

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires Nov 25 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Hoc T. Nguyen**, 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 August, 2005.

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires Nov 25 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Affiant

SWORN TO and subscribed before me this 24 day of August, 2005.

NOTARY PUBLIC

My commission expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.