RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44208

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050634

Davidson County DEEDWARR
Recvd: 10/06/05 10:17 3 pgs
Fees:18.00 Taxes:144.30
20051006-0120560

Send Tax Bills To:
Jillian Etherington
1817 Jefferson Street
Nashville, TN 37208

New Owner is:
Jillian Etherington
1703 Cockrill Street
Nashville, TN 37208

MAP: 81-15
PARCEL: 227.00

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, **Tam Luu and Anh Vuong husband and wife and Cuong Luu a/k/a Coung Luu, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jillian Etherington, a single person** , 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 part of Lot No. 382 on the plan of McGavock, Wetmore and Other's Section Addition to Nashville, called the addition to the "Town of McGavock", as of record in Book 21, page 41, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Cockrill Street, 33 feet westerly from the westerly margin of 17th Avenue North, formerly James Street; thence with the southerly margin of Cockrill Street, westerly 39-1/2 feet; thence southerly, parallel with said Avenue, 75 feet to the northerly margin of a 10-foot alley; thence with the northerly margin of said alley, easterly 39-1/2 feet to a point 33 feet westerly from said Avenue; thence northerly 75 feet to the beginning.

Being the same property conveyed to Tam Luu and Anh Vuong, husband and wife, and Coung Luu, unmarried, by Deed from Jerome Fisher, unmarried, dated July 30, 2004, recorded August 2, 2004, in Instrument No. 20040802-0091927, 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.

TL AV CL 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 29 day of September, 2005.

GRANTOR:

Tam Luu by Cuong Luu as AIF

Tam Luu by Cuong Luu as Attorney-in-Fact

Anh Vuong by Cuong Luu as AIF

Anh Vuong by Cuong Luu as Attorney-in-Fact

Cuong Luu

Cuong Luu a/k/a Coung Luu

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Cuong Luu a/k/a Coung Luu** , 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 **Tam Luu and Anh Vuong,** 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 Instrument No. 20051006-0120559 of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 29th day of September, 2005.

BLYTHE BOND SANDERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires Nov 23, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cuong Luu a/k/a Coung Luu**, 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 29 day of September, 2004.

BLYTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires Nov 23, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

Affiant Lynn LeBolt

SWORN TO and subscribed
before me this 30th day of
September, 2005.

Janel L. McAlister
NOTARY PUBLIC

My commission expires:

3-27-07

JANEL L. McALISTER
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007