

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2005.

Notary Public

My commission expires: 7-19-08

Davidson County DEEDWARR
Recvd: 11/09/05 12:36 2 pgs
Fees:13.00 Taxes:740.00

20051109-0135869

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Helen Smith	**New Owner**	**155-07-0-A-005.00CO**
7164 Forest Oaks Drive		
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Hanh Hoang, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Helen Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 7 on the Revised Plan of Poplar Creek Estates, Phase III, Section "A", of record in Book 9700, page 122, Register's Office for said County. Said Lot No. 7 fronts 70.00 feet on the northeasterly margin of Forest Oaks Drive and extends back 124-18 feet on the northwesterly line and 124-92 feet on the southeasterly line to a dead line in the rear, measuring 70.00 feet thereon.

Being the same property conveyed to Hahn Hoang by quitclaim deed from Denny Phil Hoang of record at Instrument #20050120-0007070, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.
The Plan of record in Plat Book 9700, page 122, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6474, page 354, Book 6486, page 588, Book 6804, page 536 and Book 9472, page 824, Register's Office for Davidson County, Tennessee.
HOA Charter of record in Book 7120, page 125, Register's Office for Davidson County, Tennessee.
Dedication of Common Area of record at Instrument #20011017-0113305, Register's Office for Davidson County, Tennessee.
Easement for Storm Water Detention Agreement of record in Book 6613, page 705, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved property known as 7164 Forest Oaks Drive, Nashville, Tennessee 37221.

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 in 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 31st day of October, 2005.

Hanh Hoang

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Hanh Hoang, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2005.

Notary Public

My Commission Expires: 7-19-08

RETURN TO:
RTC Title and Escrow, LLC
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067