This Instrument Prepared By:
Broker's Escrow Services, Inc.,
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 11/28/05 10:29 2 pgs
Fees:13.00 Taxes:653.05
20051128-0142590

Send Tax Bill to OWNER:
Tadd K. Leggate
6121 Firelight Trail
Antioch, TN 37013

MORTGAGEE:
Countrywide Home Loans, Inc.
155 North Lake Avenue
Pasadena, CA 91109

MAP **176**
GROUP **5 B**
PARCEL **93**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vu S. Tran and wife, Thuong H. Tran** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Tadd K. Leggate, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Hickory Woods Estate, Section "C"of record in Plat Book 6900, page 885 thru 887, Davidson County, Tennessee Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vu S. Tran and wife, Thuong H. Tran by deed from Lindsey John Stevenson and wife Barbara Lynn Stevenson dated July 6, 2001, of record in Instrument no. 20010711-0074040, Register's Office for Davidson County, Tennessee.

This is improved property known as 6121 Firelight Trail, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6900, page 885-887, Register's Office for Davidson County, Tennessee.
2. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
3. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
4. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
5. By-Laws contained in an instrument of record in Book 9678, page 213, amended in Instr. 200012070120450 & 200106140062710 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
6. Subject to restrictive covenants contained in an instrument of record in Book 9678, page 187 amended Book 9764, page 44 and Book11180, page 802, and a Charter of record in Book 9680, page 319, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
7. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 6900, page 885-887, said Register's Office.
8. Subject to an easement for public utility easement, set forth in an instrument of record in Book 6900, page 885-887, and a Sanitary Sewers and/or storm drainage to Metropolitan

Government of Nashville/Davidson County, if record in Book 9790, page 311 said Register's Office.

11. Subject to a Quitclaim Deed conveying common area of record in Book 9786, page 923 Register's Office for Davidson County, Tennessee.
12. Subject to Rules and Regulations of record in Instr. 200106140062709 Register's Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 17th day of November, 2005.

Vu S. Tran

Thuong H. Tran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Vu S. Tran and wife, Thuong H. Tran**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of November, 2005.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 08/08/2007

STATE OF Tennessee)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $176,500.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of November, 2005.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 08/08/2007