Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2005.

Notary Public
My commission expires: 1-26-2008

JUDY A. CASEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 12/08/05 12:47 2 pgs
Fees:13.00 Taxes:536.50
20051208-0147800

02-0511-44443

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Khanh Tan Huynh 1073 Meandering Way Franklin, TN 37067	Ohio Savings Bank 1801 East Ninth St Ste 200	147-1-57

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brandon T. Jones, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Khanh Tan Huynh and Ricky Ly and Phong T. Nguyen, hereinafter called the Grantees, their successors 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. 476 on the Plan of Caldwell Hall, Section Six, of record in Book 2900, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon T. Jones, a single man, by deed from Kristina L. Chapman, dated November 25, 2003, of record in Instrument No. 20031201-0172593, Register's Office for Davidson County, Tennessee. Brandon T. Jones has since married Amy Marcum Jones and she joins in the execution of this instrument to convey any marital interest in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 654 Harding Place, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of December, 2005.

Brandon T. Jones by Amy Marcum Jones, Attorney in Fact

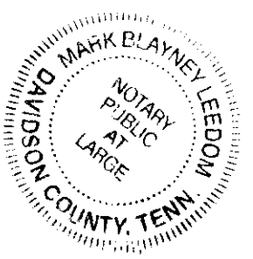
Amy Marcum Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Marcum Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of December, 2005.

Notary Public
State of Tennessee at Large



My Commission expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy Marcum Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Brandon T. Jones, and that she is authorized by Brandon T. Jones, to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 5th day of December, 2005.

Notary Public
State of Tennessee at Large

My commission expires:

