THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Jose Luis and Rosa Maria Garcia, Grantors
TO: Harry Nguyen and Thuylan Tran, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Harry Nguyen and Thuylan Tran 3855 Faulkner Drive, Nashville, TN 37211	Same as Owner	147-120-107.00

Davidson County DEEDWARR
Recvd: 12/12/05 16:03 2 pgs
Fees:13.00 Taxes:555.00
20051212-0149285

STATE OF TENNESSEE)
COUNTY OF Davidson)

PATRICIA G. HODGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $150,000.00.

Affiant 11/29/05

Subscribed and sworn to before me this the 29th day of November, 2005.

My Commission Expires MAY 24, 2008

My commission expires: 5/24/08

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, Jose L. Garcia and Rosa M. Garcia, husband and wife, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto Harry Nguyen and Thuylan Tran, husband and wife, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Resubdivision of Lot 2 of Ellis Subdivision, of record in Plat Book 8250, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jose Luis Garcia and wife, Rosa Maria Garcia, by deed, recorded 12/05/2001 in Instrument No. 20011205-0133575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **3855 Faulkner Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances. estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 29th day of November, 2005.

"GRANTORS"

Jose Luis Garcia

Rosa Maria Garcia

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Jose Luis Garcia and Rosa Maria Garcia, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 29th day of November, 2005.

My commission Expires: 5/24/08

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008