BOX 48A

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

Subscribed and sworn to before me, this 6th day of January, 2006.

Notary Public
My commission expires: 9-21-09

04-0512-52455

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Tuat Nguyen | First Horizon Home Loan | 147-12-0-111 |
| 3847 Faulkner Drive | 2525 West End Ave., #400 | |
| Nashville TN 37211 | Nashville, TN 37203 | |

## 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, Kim M. Young and husband, H. Lawrence Young, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tuat Nguyen, unmarried, 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. 6, on the Plan of Ellis Subdivision, Phase Two, of record in Book 11190, Page 105 (erroneously shown on prior deed as 'Book 11190, Page 150'), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly M. Earnest by deed from Jeff Ackerman, single, dated January 31, 2000, of record in Instrument No. 20000202-0010790, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kim M. Young and husband, H. Lawrence Young by Quitclaim Deed from Kimberly M. Earnest N/K/A Kim M. Young, dated May 12, 2005, of record in Instrument No. 20050523-0057721, Register's Office for Davidson County, Tennessee.

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 3847 Faulkner Drive, 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.

Davidson County DEEDWARR
Recvd: 01/09/06 09:36 2 pgs
Fees:13.00 Taxes:518.00
20060109-0002704

WITNESS my hand this 6th day of January, 2006.

Kim M. Young

H. Lawrence Young

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kim M. Young and H. Lawrence Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 6th day of January, 2006.

BENNY R. RIGBY, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

~~Thurza D. Dorsey~~ Benny Ray Rigby Jr.
~~State~~ of Tennessee at Large

My Commission expires ~~09/21/09~~ 8-4-2009