This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060018

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Elite Home Loans
109 Westpark Drive, Ste. 260
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/02/06 15:38 2 pgs
Fees:13.00 Taxes:865.43

20060202-0013359

New Owner is:
Hoa Thi Nguyen and Lich Van Hoang
1001 Pinot Chase
Antioch, TN 37013

MAP: 173-04-O-A
PARCEL: 332.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **S & Y Construction, Inc.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hoa Thi Nguyen and husband, Lich Van Hoang**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 302 on the Plan of Section Four Oak Highlands, of record in the Instrument No. 20040128-0010661, Register's Office for Davidson County, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to S & Y Construction, Inc. a Tennessee Corporation by QuitClaim Deed from Pine Oaks Properties Two, LLP, a Tennessee Limited Liability Partnership, n.k.a Pine Oaks Properties Two, G.P., a Tennessee General Partnership dated September 29, 2005, recorded October 7, 2005, in Inst#200510070121721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of January, 2006.

GRANTOR:

Mansour Pres

S & Y Construction, Inc.

By: Mansour Pres

Its: President

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Mansour Pres, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the President of the **S & Y Construction, Inc.** the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 23rd day of January, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $233,900.00.

Affiant

SWORN TO and subscribed before me this 23rd day of January, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008