This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060022

BOX 13
10965

Send Tax Bills To:
SUNTRUST MORTGAGE, INC.
201 Fourth Ave N/7th FLOOR
NASHVILLE, TN. 37219

Davidson County DEEDWARR
Recvd: 02/07/06 14:13 2 pgs
Fees:13.00 Taxes:505.79
20060207-0015246

New Owner is:
Lynda Strickland, A.K.A. UNDA STRICKLAND
2334 Una Antioch Pike
Antioch, TN 37013

MAP: 149-5
PARCEL: 127.00

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, **Hien V. Ho, unmarried and Hoa V. Ho, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lynda Strickland,*** **unmarried and Alma Ruth Taylor, unmarried, as joint tenants with the right of survivorship,** 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.k.a. Linda Strickland

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

Being Lot No. 2 on the Plan of Pebble Creek, Section One, of record in Book 5210, Page 72, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Hien V. Ho, unmarried and Hoa V. Ho, unmarried by Warranty Deed from Jerry Wayne Ragan and wife, Brenda F. Ragan dated January 29, 1999, recorded February 4, 1999, in Book 11326, page 545, 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.

HH by HH as Attorney-in-Fact
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 27th day of January, 2006.

GRANTOR:

Hien by Hang Vuong Ho

Hien V. Ho, by Hang Thi Vuong Ho as Attorney-in-Fact

Hoa by Hang Vuong Ho

Hoa V. Ho, by Hang Thi Vuong Ho as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Hang Thi Vuong Ho** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Hien V. Ho and Hoa V. Ho,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book *, Page _____, of the said Register's Office of Davidson County, Tennessee. * 20060207-0015245

Witness my hand and seal on this the 27th day of January, 2006.

Notary Public

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9-16-2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $136,700.00.

Affiant

SWORN TO and subscribed before me this 27 day of January ~~2005~~. 2006

Heidi Jo Clayton

NOTARY PUBLIC

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

My commission expires:

7-25-09