Chicago Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Phong K. Ngo
5533 Traceside Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
SunTrust Mortgage, Inc.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP	**155-16**
GROUP	**A**
PARCEL	**15**

Davidson County DEEDWARR
Recvd: 03/01/06 15:40 2 pg
Fees:13.00 Taxes:1073.00
20060301-0023885

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donald K. Loftis and wife, Valerie Sue Loftis,** hereinafter called the "", bargained and sold, and by these presents, hereby transfer and convey unto **Phong K. Ngo, unmarried**, hereinafter called the "GRANTEE", his heirs 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. 134 on the Plan of a Resubdivision of Traceside, Section One, of record in Plat Book 7900, page 946, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Donald K. Loftis, Jr. and wife, Valerie Sue Loftis by deed from Centex Homes, a Nevada General Partnership of record in Book 11132, page 466, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **5533 Traceside Drive, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, covenant with the said GRANTEE that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, , further covenant and bind , heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **24th** day of **February, 2006.**

Donald K. Loftis

Valerie Sue Loftis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donald K. Loftis and wife, Valerie Sue Loftis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of February, 2006.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 7-19-08