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4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 03/21/06 10:27 2 pgs
Fees:13.00 Taxes:506.90
20060321-0032175

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Claudia Don Huynh
4881 Shasta Drive
Old Hickory, TN 37138

MORTGAGEE

SEND TAX BILLS
Suntrust Mortgage, Inc.
532 Stephenson Ave., Suite 200
Savannah, GA. 31405

MAP-PARCEL:
065-05-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kessie D. Weeks, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Claudia Don Huynh,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 430 on the Plan of Section Four, Sherwood Forest, as of record in Plat Book 4460, page 182 and 183, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kessie D. Weeks, unmarried by deed from D. Scott Wilder and wife, Jill Wilder of record in Instrument Number 20020517-0060628, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4704, Page 448 and easements, covenants and conditions as shown on the plan of record in Plat Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

This is improved property known as **4881 Shasta Drive Old Hickory, TN 37138.**

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 and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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 genders.

Witness my hand this 17th day of March, 2006.

Kessie D. Weeks

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kessie D. Weeks, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2006.

NOTARY PUBLIC

KAY ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $137,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 2-1-09

RYAN TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY