File Box 14A
File No 19595-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/06 15:37 2 pgs
Fees:13.00 Taxes:666.00
20060331-0036943

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00.**

Loi Dac Nguyen
Affiant

Subscribed and sworn to before me, this the 29th day of March, 2006.

Notary Public

My commission expires: 3/22/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Loi Dac Nguyen	**ARK-LA-TEX Financial Services, LLC, d/b/a Benchmark Mortgage**	**Map 084-04, Parcel 040**
2522 Meadowood Drive	**16000 Dallas Parkway, Ste 800**	
Nashville, TN 37214	**Dallas, TX**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Karen G. Shelton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Loi Dac Nguyen and Thuy Thi Thu Le, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of McGavock Heights, Section One, of record in Book 2330, Page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert Leslie Crowder and wife, Karen Gail Crowder, by Deed from Warren J. Crowder, of record in Book 5579, Page 318 , Register's Office for Davidson County, Tennessee. This said parties having since divorced by Final Decree of record in Docket No. 85D-3035, Fourth Circuit Court for said county. The said property was further conveyed to Karen Gail Crowder, now being Karen G. Shelton by Quitclaim Deed from Robert Leslie Crowder of record in Book 8863, Page 304 and further conveyed to Karen G. Shelton and husband, Michael L. Shelton by Quitclaim Deed from Karen G. Shelton of record in Book 8865, Page 921, said Register's Office. The said parties having since divorced by Final Decree of record in Docket No,. 03D-1823, Circuit Court for said county. The said property was further conveyed to Karen G. Shelton by Quitclaim Deed from Michael L. Shelton of record in Instrument No. 20030821-0121737, said Register's Office.

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

This is Improved (_X__) Unimproved (____) property, known as: **2522 Meadowood Drive, Nashville, TN 37214**

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/our hand(s) this **29th** day of **March, 2006.**

Karen G. Shelton
Karen G. Shelton

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **March, 2006.**

Notary Public

My Commission Expires: 3/22/09

