Davidson County DEEDWARR
Recvd: 04/05/06 15:09 4 pgs
Fees:23.00 Taxes:2775.00
20060405-0039273

This instrument prepared by:
Lehman Land Title, Inc.

Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-1042077**

CORPORATE
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this **Twenty-seventh day of March, 2006**, by and between **Chain Bridge Properties, L.L.C., a Virginia Limited Liability Company**, parties of the first part, and **Tony G. Truong**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Goodlettsville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 1 ON THE SHONEY'S PARGOS SUBDIVISION OF RECORD IN BOOK 6900, PAGE 178, IN THE OFFICE OF THE REGISTER'S OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF INTERSECTION OF TWO MILE PARKWAY AND GLEAVES STREET, THENCE WITH THE NORTHERLY MARGIN OF GLEAVES STREET SOUTH 59°34'27" WEST 376.39 FEET TO THE TRUE POINT OF BEGINNING.
THENCE CONTINUING WITH NORTHERLY MARGIN OF GLEAVES STREET SOUTH 59°34'27" WEST 160.00 FEET TO A POINT, THENCE LEAVING NORTHERLY MARGIN OF GLEAVES STREET NORTH 30°47'35" WEST 161.26 FEET TO A POINT, THENCE NORTH 18°46'26" WEST 171.10 FEET TO A POINT IN THE SOUTHERLY MARGIN OF GLANCY STREET, THENCE WITH SOUTHERLY MARGIN OF GLANCY STREET NORTH 67°50'54" EAST 241.46 FEET TO A POINT, THENCE LEAVING SOUTHERLY MARGIN OF GLANCY STREET SOUTH 13°25'06" EAST 124.63 FEET TO A POINT, THENCE SOUTH 60°33'54" WEST 77.15 FEET TO A POINT, THENCE SOUTH 30°47'35" EAST 176.24 FEET TO A POINT IN THE NORTHERLY MARGIN OF GLEAVES STREET, BEING THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM SHN PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO CHAIN BRIDGE PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AS RECORDED ON THE 15TH DAY OF MARCH, 2000 IN INSTRUMENT NO. 200003150026520 AND QUITCLAIM DEED FROM SHONEY'S, INC., A TENNESSEE CORPORATION TO CHAIN BRIDGE PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AS RECORDED ON THE 15TH DAY OF MARCH, 2000 IN INSTRUMENT NO. 200003150026521, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **34-2-95**
XX Improved OR
Unimproved property located at: **108 Glancy Street, Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Chain Bridge Properties, L.L.C., a Virginia Limited Liability Company



By: Peter A Batton
Title:

State of VA

County of Fairfax

Before me, **the undersigned** (name of notary public) of the State and County mentioned, personally appeared PETER A BATTEN with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be PRESIDENT (president or other officer authorized to execute the instrument) of **Chain Bridge Properties, L.L.C., a Virginia Limited Liability Company** the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in McLean VA this **03/27/2006.**

Greg Pugal
Notary Public

My Commission Expires: Dec 31, 2006

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Owner's Name: **Tony G. Truong**

and Address: **108 Glancy Street**
Goodlettsville, TN 37072

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Tony G. Truong
5705 Portsmouth Place
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$750,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Peter A. Batten

Affiant

Subscribed and sworn to before me this **Twenty-seventh day of March, 2006.**

Gregg Pruyn

Notary Public

My Commission Expires: Dec 31, 2006

