Davidson County DEEDWARR
Recvd: 04/06/06 08:37 3 pgs
Fees:18.00 Taxes:314.50
20060406-0039391

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of April, 2006, by and between BRYANT T. CHAN and JENNIFER SAM, HUSBAND AND WIFE, hereinafter called Grantors, and SON NGUYEN and NGOC DO, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BRYANT T. CHAN and JENNIFER SAM, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto SON NGUYEN and NGOC DO, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3529 BROOKWAY DRIVE, NASHVILLE, TENNESSEE 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

Bryant T. Chan
BRYANT T. CHAN
Signature of Seller

Jennifer S. Sam
JENNIFER SAM
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BRYANT T. CHAN and JENNIFER SAM, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison **, TENNESSEE, this** 4 **day of April, 2006.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

SON NGUYEN and NGOC DO
2912 Blackwood Dr
Nashville, TN 37214

Property Address:

3529 BROOKWAY DRIVE, NASHVILLE, TENNESSEE 37207
Person Responsible for Taxes:

Son Nguyen and Ngoc Do
2912 Blackwood Drive
Nashville, TN 37214

Map & Parcel #: MAP 50-2, PARCEL 60

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **85000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 4 day of **April, 2006.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7791

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 52, Section III, Willow Creek, as shown by Plat of record in Plat Book 5200, Page 631, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to BRYANT T. CHAN and JENNIFER SAM, HUSBAND AND WIFE, by Warranty Deed from JILLIAN ETHERINGTON, A SINGLE WOMAN, of record in INSTRUMENT NUMBER 20050902-0105765, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 50-2, PARCEL 60).

2. All matters as set forth on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, said Register's Office, which plan includes a 30-foot minimum building setback line from Brookway Drive ; and a 20-foot x 2.5-foot utility anchor easement at the northeast corner of lot.

3. Covenants and Restrictions of record in Book 6620, page 858, Register's Office for DAVIDSON County, Tennessee.