This Instrument Prepared By:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 04/21/06 10:05 3 pgs
Fees:18.00 Taxes:481.00
20060421-0045806

6060124

Send Tax Bills To:
CROWN MORTGAGE SERVICES
833-C WREN ROAD
GOODLETTSVILLE, TN 37072

New Owner is:
Franklin Mitchell
451 Capri Drive
Nashville, TN 37209

MAP: 90-15
PARCEL: 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **De Vu Hoang and wife, Bich Lien Thi Nguyen, Cuong Vu Hoang, Loc Vu Hoang**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Franklin Mitchell and wife, Tamara Denise Mitchell**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 1150 on the Plan of Charlotte Park, Section 16, of record in Book 3300, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1150 fronts 89.3 feet on the westerly margin of Capri Drive and extends back 146.8 feet on the southerly line and 151.7 feet on the northerly line to a broken line in the rear, measuring 81.0 feet thereon.

Being the same property conveyed to De Vu Hoang and wife, Bich Lien Tni Nguyen and Cuong Vu Hoang, unmarried, and Lee Vu Hoang, unmarried, as joint tenants with the right of survivorship, from James O. Dotson, III and wife, Altha O. Dotson by Warranty Deed dated November 4, 1994 and recorded November 14, 1994 in Book 9519, page 62, Register's Office for Davidson County.

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

CH DH-LN LH
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of April, 2006.

GRANTOR:

De Vu Hoang

LIEN NGUYEN

Bich Lien Thi Nguyen

Cuong Vu Hoang

Loc Vu Hoang

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **De Vu Hoang and wife, Bich Lien Thi Nguyen, Cuong Vu Hoang, Loc Vu Hoang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of April, 2006.

Notary Public

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

SWORN TO and subscribed before me this 18th day of April, 2006

NOTARY PUBLIC

My commission expires:

11/2/06