Box 14A
File 19616-3

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 04/28/06 08:50 2 pgs Fees:13.00 Taxes:626.78 20060428-0048691	The actual consideration or value, whichever is greater, for this transfer is **$169,400.00.** LAN T NGuyen Affiant Subscribed and sworn to before me, this the 26th day of April, 2006. Notary Public My commission expires: 7-22-09 (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
Lan Thi Nguyen **Hoi Nguyen**	**SunTrust Mortgage, Inc.**	**Map 141-06-0-A, Parcel 001co**
7701 Poplar Ridge Drive	**201 Fourth Avenue North, 7th Floor**	
Nashville, TN 37221	**Nashville, TN 37219**	

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,

Roy M. Morris and Lisa A. Morris, husband and wife

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

Lan Thi Nguyen and Hoi Nguyen, wife and husband

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. 10 on the Plan of Revised Section 1, Poplar Ridge, a Planned Unit Development, of record in Book 7900, Page 206, and Surveyor's Certificate of Correction of record in Book 8292, Page 973, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Included, but excluded is the property conveyed to the Metropolitan Government of Nashville, Tennessee, of record in Book 9698, Page 439, said Register's Office.

Being the same property conveyed to Roy M. Morris and wife, Lisa A. Morris, by Deed from SunFlower Properties, a Tennessee general partnership, of record in Instrument Book 9531, Page 263, Register's Office for Davidson County, Tennessee.

This is Improved (_X__) Unimproved (____) property, known as: **7701 Poplar Ridge Drive, Nashville, TN 37221**

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 **26th** day of **April, 2006.**

Roy M. Morris

Lisa A. Morris

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 **Roy M. Morris and Lisa A. Morris, husband and wife ,** the bargainor, 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 and official seal at Nashville, Tennessee, this **26th** day of **April, 2006.**

Notary Public

STEPHEN W. ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/30/07