American Title Company, Inc.
925 Industrial Dr.
Old Hickory TN 37138 file#_____

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 10:46 2 pgs
Fees:13.00 Taxes:610.50

20060602-0064975

G-VRE-06-269

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Pamela B. Matheny
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loc Q. Nguyen	ABN AMRO MORTGAGE GROUP, INC (NAME)	
269 Ivywood Drive (ADDRESS)	2600 W. BIG BEAVER ROAD (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	TROY, MICHIGAN 48084 (CITY) (STATE) (ZIP)	94-12-41.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHANIE LAWRENCE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LOC Q. NGUYEN AND WIFE, LINDA T. NGUYEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 1 ON THE PLAN OF CLOVER NOOK, AS OF RECORD IN BOOK 2900, PAGES 51 AND 52, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF CLOVERNOOK DRIVE, AT THE COMMON FRONT CORNERS OF LOTS NOS. 1 AND 83; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHEASTWARDLY 150.7 FEET TO A CONCRETE MONUMENT AT THE COMMON REAR CORNERS OF LOT 82 AND 83; THENCE WITH THE LINE BETWEEN LOTS NOS. 1 AND 82, 172.6 FT., PASSING THE COMMON REAR CORNERS OF LOTS NOS. 81 AND 82 AT 145.0 FEET, TO A CONCRETE MONUMENT AT THE COMMON REAR CORNERS OF LOTS NOS. 1 AND 2; THENCE WITH THE LINE BETWEEN LOTS NOS. 1 AND 2, SOUTHWESTWARDLY 380.0 FEET TO A POINT IN THE NORTHERLY MARGIN OF IVYWOOD DRIVE AT THE COMMON CORNERS OF LOTS 1 AND 2; THENCE WITH SAID MARGIN OF SAID DRIVE, WESTWARDLY 100 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 25.0 FEET; THENCE AROUND SAID CURVE, NORTHWESTWARDLY 36.79 FEET TO A CONCRETE MONUMENT IN THE NORTHEASTERLY MARGIN OF CLOVERNOOK DRIVE; THENCE WITH SAID MARGIN OF SAID DRIVE, NORTHWESTWARDLY 214.7 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE LAWRENCE BY DEED FROM TRUSTEES OF THE GRACE BAPTIST CHURCH RECORDED OCTOBER 1, 2005 IN INSTRUMENT NO. 20051101-0132176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 2900, pages 51 and 52 and Book 6391, page 669, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 269 Ivywood Drive, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 May, 2006.

Stephanie Lawrence

STATE OF Tennessee
COUNTY OF Davidson

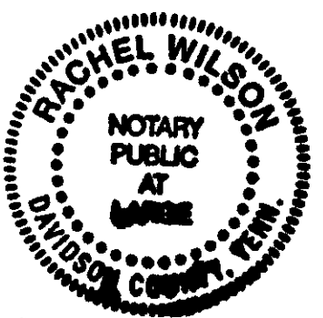
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Lawrence, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 26th day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 31, 2007

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903