County of Rutherford

This actual consideration or value – whichever is greater- is $140,000.00.

Affiant

Subscribed and sworn before me this 31st day of May, 2006.

Notary Public My Commission Expires: 3-20-10

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/15/06 09:16 2 pgs
Fees:13.00 Taxes:518.00
20060615-0071207

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)
Olga Chavez
264 Elysian Fields Road
Nashville, TN 37211

Improved Property known as:
264 Elysian Fields Road
Nashville, TN 37211

Send tax bills to:
Magnus Financial Corp.
700 North MOPAC, Suite 330
Austin, TX 78731

Map 133-12, Parcel 147

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LICH V. HOANG AND WIFE HOA T. NGUYEN

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

OLGA CHAVEZ

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Valley View Meadows, as of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lich V. Hoang and wife Hoa T. Nguyen, by Deed from Ralph L. Siebe and wife, Brenda Siebe, formerly known as Brenda Friadli, dated 06/21/1999 of record in Book 11543, page 348, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 3700, page 93, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book/Instrument Number 4065, page 227, and Book 4082, page 106, Register's Office for said County.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 31st day of May, 2006.

Lich V. Hoang

Hoa T. Nguyen

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, Lich V. Hoang and wife Hoa T. Nguyen,, the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that they executed the within instrument for the purposes contained.

Witness my hand and official seal this 31st day of May, 2006.

My Commission Expires:

Notary Public