This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060431

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/19/06 15:45 3 pgs
Fees:18.00 Taxes:497.65

20060619-0073154

Send Tax Bills To:
same as new
owner

New Owner is: Hong Nguyen
1161 Nashboro Blvd.
Nashville, Tn. 37217

MAP: 135-12-0-D-161.00CO
PARCEL:

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, **Clubhouse Trails, a Joint Venture composed of Fischer Ford Group, LLC a Tennessee Limited Liability Company and Houston Investments, Inc. A Tennessee Corporation**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hong Nguyen** , 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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 161 of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being part of the same property conveyed to Clubhouse Trails, a Joint Venture composed of Fischer & Ford Group, LLC, a Tennessee Limited Liability Company and Houston Investments, Inc., a Tennessee Corporation from Fischer & Ford Group, LLC, a Tennessee Limited Liability Company and Houston Investments, Inc., a Tennessee Corporation by Quitclaim Deed dated December 10, 2004 and recorded December 29, 2004 in Instrument No. 20041229-0153788, Register's Office for Davidson County.

This conveyance is subject to Restrictions & By-laws of record in Inst. Nos. 200504280047256; 20050710076406; 200205100058083; 200306230086235; 200401050001208; and 200403030024241; Book 4827, page 14; Book 5469, page 840; and Book 7751, page 901; Easement of record in Inst. No. 200208270103640; and all matters of record on plat in Plat Book 4460, pages 149-151; Book 4860, page 73; Book 5200, page 444; and Inst. No. 200403230032419, 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.

_____
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 8th day of June, 2006.

Clubhouse Trails, a Joint Venture

Fischer & Ford Group, LLC

James A. Ford

James A Ford, Secretary

Houston Investments, Inc.

Quinn Houston

By Quinn O. Houston, President

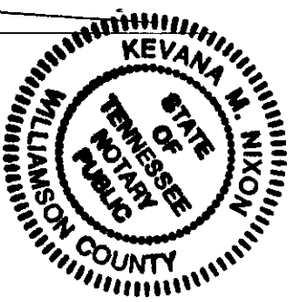
ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **James A. Ford,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Secretary of the Fischer & Ford Group, LLC the within named bargainor, and that he/she as such Secretary, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 8th day of June, 2006.

Notary Public



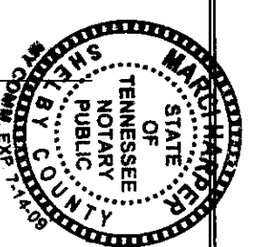
My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Shelby)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Quinn O. Houston,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the President of the Houston Investments, Inc. the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 8 day of June, 2006.

Notary Public



My Commission Expires: 7-14-09

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $134,500.00.

Affiant

SWORN TO and subscribed before me this 8th day of June, 2006.

NOTARY PUBLIC

My commission expires:

9/16/09