07

Realty Title
Box 48

This Instrument Prepared By:

Title Enterprises, LLC
320 Seven Springs Way

Suite 150, Seven Springs I

Brentwood, Tennessee 37027

Return to:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd. Ste. 206
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/26/06 10:46 3 pgs
Fees:18.00 Taxes:847.30
20060626-0075805

6060448

Send Tax Bills To:
Loan City
5671 Santa Teresa Blvd.
Suite 100
San Jose, CA 95123

New Owner is:
Ramon J. Llorens
329 Burgandy Hill Trail
Nashville, TN 37211

MAP: 172-12-O-A
PARCEL: 155.00

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, **Tam Pham and Khanh M. Do-Pham** , hereinafter referred to as Grantor, has bargained and sold, and by these * husband and wife presents do transfer and convey unto the said **Ramon J. Llorens and wife, Carolyn M. Llorens**, 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. 73 on the Plan of Section Nine, Bradford Hills, of record in Book 7900, page 6 and Book 7900, Page 414, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tam Pham and wife, Khanh M. Do-Pham by Warranty Deed from Claridge Builders, Inc. dated March 12, 1993, recorded March 18, 1993, in Book 8890, page 803, Register's Office for County, Tennessee.

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.

This is improved property known as 329 Burgandy Hill Trail, Nashville, TN 37211

T.P. K.D.P. by T.P. AIF.
Sellers Ints.

Khanh M. Do-Pham is one and the same person as Khanh Mai Do-Pham.

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 15th day of June, 2006.

GRANTOR:

Tam Pham

Khanh Mai Do Pham by

AS IN ATTORNEY in fact.

Khanh M. Do-Pham by Tam Pham as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Tam Pham** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Khanh M. Do-Pham,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book *, Page _____, of the said Register's Office of Davidson County, Tennessee. * 20060626-0075804

Witness my hand and seal on this the 15th day of June, 2006.

Notary Public

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tam Pham** 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 15th day of June, 2006.

Notary Public

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $229,000.00.

Affiant

SWORN TO and subscribed before me this 15th day of June, 2006.

NOTARY PUBLIC

My commission expires:

12/30/07

JACLYN L. KING
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 12-30-07