This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060543

Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
6060543

Send Tax Bills To:
Elite Home Loans, Inc.
109 Westpark Drive, Ste. 260
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/13/06 09:49 2 pgs
Fees:13.00 Taxes:666.00
20060713-0084372

New Owner is:
An Xuan Nguyen Hoang
2116 Maynard Court
Nashville, TN 37218

MAP: 58-09-O-A
PARCEL: 30.00CO

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, **Brenda Lemus and husband, Eli Watts**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **An Xuan Nguyen Hoang**, 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:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Creekside Trails, Phase 2, of record in Instrument No. 200207090082562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda Lemus by Warranty Deed from Great Southern Homes, Inc. dated June 13, 2003, recorded July 01, 2003, in Inst#200307010090437, Register's Office for Davidson 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.

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 30th day of June, 2006.

GRANTOR:

Brenda Lemus

Eli Watts

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brenda Lemus and Eli Watts**, 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 30th day of June, 2006.

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of June, 2006

NOTARY PUBLIC
My commission expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008