This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
EM060116.PFT

PLEASE RETURN TO:
GRISSIM TITLE + ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 08/01/06 14:13 3 pgs
Fees:18.00 Taxes:1165.50

20060801-0093472

Send Tax Bills To:
SAME AS NEW OWNER

New Owner is:
Angela M. Nguyen
804 Pisgah Park
Brentwood, TN 37027

MAP: 160-16-0-B

PARCEL: 10.00 CO

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, **Edward J. Todd*** **and wife, Deborah R. Todd****, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Angela M. Nguyen, unmarried** , 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 all of Lot No. 10, Revision One, Section One, Brentwood Chase, as shown on plat appearing of record in Plat Book 9700, page 936-941 of the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Edward J. Todd and wife, Deborah R. Todd by Deed from Newmark Homes, L.P., a Texas limited partnership dated January 30, 2003, recorded February 5, 2003, in Instrument No. 20030205-0016016, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of record in Plat Book 9700, page 936-941; Restrictions of record in Book 11388, page 52; Book 11388, page 90; Instrument No. 200005310053798; Instrument No. 20005310053797; Instrument No. 200008310086366; Instrument No. 200106140062687; Instrument No. 200106140062686 and Instrument No. 200106140062685; Easements of record in Book 7902, page 389; Book 8371, page 320 and in Book 11115, page 281 & 286 all in the 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.

EJT DRT by AIF
Sellers Ints.

* Edward Todd and Edward J. Todd are one and the same person.
** Deborah Todd and Deborah R. Todd are one and the same person.

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 19th day of July, 2006.

GRANTOR:

Edward J. Todd

by Edward Todd as Attorney in Fact

Deborah R. Todd by Edward Todd, attorney in fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Edward J. Todd**, 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 19th day of July, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Edward** J Todd with whom I am personally acquainted, and **Edward** J Todd executed the foregoing instrument and/on behalf of **Deborah R. Todd** and who acknowledged that he/she executed the same as free act and deed of the said **Deborah R. Todd** and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said **Deborah R Todd**, and appearing of record in **Book** Y, **Page** _____, of the said Register's Office of ~~Rutherford~~ Davidson County, Tennessee.

X 20060801-0093471

Witness my hand and seal on this the 19th day of July, 2006

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

SWORN TO and subscribed
before me this 19th day of July, 2006

NOTARY PUBLIC

My commission expires:

_____

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010