BOX 13
1715

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/06 13:36 2 pgs
Fees:13.00 Taxes:495.80
20060803-0094847

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,000.00
Debbie K. Austin-Kilpatrick

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF June 2006

NOTARY PUBLIC AT LARGE
Notary Public
MY COMMISSION EXPIRES: November 24, 2007

THIS INSTRUMENT WAS PREPARED BY

Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thanh Duc Vu	Elite Home Loans, Inc.	MAP 148-05-0
(NAME)	(NAME)	
3747 Turley Drive	109 West Park Dr., Ste 260	PARCEL 25.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN. 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Debbie K. Austin-Kilpatrick and husband, Charles Kilpatrick
+ A.K.A. DEBBIE K. AUSTIN
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thanh Duc Vu and Kim Yen Thi Nguyen, HUSBAND AND wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 71, on the Plan of Hillbrook, Section III, of record in Plat Book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Debbie K. Austin by deed from Bonnie L. Erickson, unmarried of record in Instr. No. 19991207-0300601, Register's Office, Davidson County, Tennessee.

NOTE: Debbie K. Austin havin since married is now known as Debbie K. Austin-Kilpatrick and Debbie K. Kilpatrick. Her spouse, Charles Kilpatrick, joins in this conveyance to convey any and all interest he may have in said property.

This is the same description as in previous deed of record.

This conveyance is subject to 2006 taxes, prorated and assumed by the Grantees; all matters as shown on the plan of record; any and all restrictive covenants; and any easements located on the property.

unimproved ( )
This is improved (X) property, known as 3747 Turley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16th day of June, 2006

Debbie K Austin-Kilpatrick
Debbie K. Austin-Kilpatrick

Charles E Kilpatrick
Charles Kilpatrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debbie K. Austin-Kilpatrick and husband, Charles Kilpatrick

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this _____ day of _____.

Commission expires November 24, 2007

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public