Box 17

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 14:49 2 pgs
Fees:13.00 Taxes:592.00

20060814-0100068

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 2006

Notary Public

MY COMMISSION EXPIRES: 11/14/09 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tam Nguyen | same | MAP 148-1 |
| (NAME) | (NAME) | |
| 4979 Sherman Oaks Drive | | PARCEL 217 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, James R. Smith and wife, Charlene A. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tam Nguyen

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:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Hillbrook, Section 6, as of record in Book 4175, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 333 fronts 82.88 feet on the westerly side of Sherman Oaks Drive and extends back 121.72 feet on the southerly line and 161.7 feet on the northerly line to a dead line in the rear measuring 76.9 feet thereon.

Being the same property conveyed to James R. Smith and wife, Charlene A. Smith by deed dated 12/11/81 from James R. Smith and wife, Charlene A. Smith of record in Book 5830, page 406, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4213, page 155, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4175, page 7, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein. The legal description is the same as the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 4979 Sherman Oaks 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 4th day of August, 2006

James R. Smith by Norma Drake
James R. Smith

Charlene A. Smith by Norma Drake
Charlene A. Smith

BY: NORMA S. DRAKE BY POWER OF ATTORNEY RECORDED IN INSTRUMENT NO. 20060814000100067 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____

_____
Notary Public

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On August 4, 2006 before me personally appeared Norma S. Drake to me known to be the person who executed the foregoing instrument in behalf of James R. Smith and Charlene A. Smith and acknowledged that she executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 2006.

My Commission Expires:

11/14/09

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lauri A. Beasley
Notary Public