WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2006

Notary Public: Particia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tameka Clemons	Chase Bank USA, N.A.	Map 181
200 Sugarberry Ct.	P.O. Box 78828	Group 1-O-A
Nashville, TN 37211	Phoenix, AZ 95062-8828	Parcel 59-CO

FOR AND IN 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

Hanh Doan and husband, Quyen Nguyen

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tameka Clemons, married
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. 162, on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 374, and amended in Book 9700, Pages 709-711,Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hanh Doan and husband, Quyen Nguyen by deed from Yazdian Construction, Inc., of record in Book 11566, Page 345, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 11069, Page 14; Instrument 20030708-0093637; Instrument 20000410-0035790; Book 11069, Page 24, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 709-711, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 200 Sugarberry Ct., Nashville, TN 37211

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 hands this 30th day of August, 2006.

Hanh Doan

Quyen Nguyen

Davidson County DEEDWARR
Recvd: 09/01/06 14:36 2 pgs
Fees:13.00 Taxes:862.10

20060901-0108531

FILE BOX 45

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 Hanh Doan and Quyen Nguyen, 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 31st day of August 2006.

My Commission Expires: 01/24/09

NOTARY PUBLIC

