Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
6060690

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060690

Davidson County DEEDWARR
Recvd: 09/07/06 10:57 2 pg
Fees:13.00 Taxes:458.80
20060907-0110667

Send Tax Bills To:

New owner

New Owner is:
Lam Hua
445 Tampa Drive
Nashville, TN 37211

MAP: 133-12-0
PARCEL: 077.00

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, **Hoang Ha and wife, Hanh Thi Nguyen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lam Hua and Lie Duong**, 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 land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot #92, on the Plan of Windsor Park Subdivision, as of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hoang Ha and wife, Hanh Thi Nguyen by Assumption Deed from Jonathan Lee and wife, Phyllis Ann Lee, of record in Book 6753, Page 402, Register's Office for Davidson County, Tennessee, date December 12, 1985 and recorded December 13, 1985.

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.

Hoang Ha
Sellers Ints.
HN. 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 29th day of August, 2006.

GRANTOR:

Hoang Ha

Hanh Thi Nguyen

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Hoang Ha and wife, Hanh Thi Nguyen**, 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 29th day of August, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

SWORN TO and subscribed before me this 29th day of August, 2006

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY