Davidson County DEEDWARR
Recvd: 10/02/06 09:42 3 pgs
Fees:18.00 Taxes:754.80
20061002-0121252

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of September, 2006 by and between **Jeffery Scott Bauer and wife, Jacqueline Bauer**, hereinafter referred to as GRANTOR, and **Andy X. Ho and Doan Tuyen, as joint tenants,** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 32 on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, page 909, and amended in Book 9700, pages 229 and 230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the plan of October Woods, Phase One, Section Three, of record in Book 7900, Page 909, and amended in Book 9700, pages 229 and 230, Register's Office for said County.

2) Restrictions contained in instrument of record in Book 9840, page 276, Register's Office for said County.

3) Declaration of Covenants, Conditions, and Restrictions for Section 3 of record in Book 10181, page 986, Register's Office for said County.

4) HOA Charter of record in Book 9840, page 259, Register's Office for said County.

5) By-Laws of record in Book 9840, page 267, Register's Office for said County.

6) Conveyance of open space of record in Instrument No. 200004250041127, and Instrument No. 200011090111744, Register's Office for said County.

7) Dedication of Easement for Entrance Wall and Landscaping of record in Instrument No. 200507260087157, Register's Office for said County.

8) Plan of October Woods of record in Book 7900, page 909, Register's Office for said County.

9) Easement to State of Tennessee of record in Book 8443, page 75, Register's Office for said County.

10) Stormwater Detention Agreement of record in Book 10951, page 709, Book 9771, page 560, and Book 10010, page 50, Register's Office for said County.

11) Restrictions of record in Book 5047, page 661 and Book 5047, page 656, Register's Office for said County.

12) All other easements, restrictions and other matters of record in said register's office.

Being the same property conveyed to Jeffrey Scott Bauer and wife, Jacqueline Bauer by Quitclaim Deed from Jeffrey Scott Bauer, dated May 19, 2001, of record in Instrument No. 20010601-0056917, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Jeffrey Scott Bauer by Warranty Deed from Yazdian Construction, Inc., dated August 24, 1999, of record in Book 11640, page 215, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **1028 Colo Trail, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jeffery Scott Bauer

Jacqueline Bauer

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jeffery Scott Bauer, ***** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 20th day of September, 200[illegible] *****and Jacqueline Bauer

Notary Public

My Commission Expires: 6/16/07

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: JUNE 16, 2007

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of September, 2006 before me personally appeared Jeffery Scott Bauer, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jacqueline Bauer, and acknowledged that he/she executed the same as the free act and deed of said Jacqueline Bauer.

Witness my hand, at office, this 20th day of September, 2006.

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Andy X. Ho and Doan Tuyen
1028 Colo Trail, Antioch, TN 37013

Send Tax Statements to:

NEW OWNER

Map & Parcel 183.05-OA-053.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $204,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of September, 2006.

Notary Public

My Commission Expires: 9/20/08

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
26-1-505