G#: 20054-3
Return to:
John T. Cook, P.C.
2927 Berry Hill Dr.
Nashville, TN 37204

Box 14A

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060740

Davidson County DEEDWARR
Recvd: 10/03/06 08:50 2 pgs
Fees:13.00 Taxes:397.75
20061003-0122103

Send Tax Bills To:
Suntrust Mortgage, Inc
PO Box 79041
Baltimore, MD 21279-0041

New Owner is:
Be Thi Le
4210 Glynda Drive
Nashville, TN 37216

MAP: 061-11-0
PARCEL: 007.00

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, **Rebecca W. Pennington, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Be Thi Le and Thuong Duc Nguyen, husband and wife, Minh Duc Le, unmarried, as joint tenants with the right of survivorship**, 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:

Being Lot No. 12 on the Plan of Phillips Subdivision of record in Book 2083, Page 41, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 12 fronts 89.28 feet on the southerly side of McMahon Avenue and runs back between parallel lines 135.5 feet to a dead line in the rear and measuring 89 feet thereon.

Being the same property conveyed to Rebecca W. Pennington by QuitClaim Deed from Monty L. Pennington of record, in Book 11536, Page 458, Register's Office for Davidson County, Tennessee, date June 14, 1999 and recorded June 21, 1999. See Warranty Deed in Book 7828, Page 33.

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.

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

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 22nd day of September, 2006.

GRANTOR:

Rebecca H. Pennington

Rebecca W. Pennington

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Rebecca W. Pennington** , 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 22nd day of September, 2006.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $107,500.00.

Beth Smith
Affiant

SWORN TO and subscribed before me this 22nd day of September, 2006

Peggy S. Hill
NOTARY PUBLIC

My commission expires:

7-25-09

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009