Davidson County DEEDWARR
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Fees:13.00 Taxes:1509.60
20061011-0126353

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006090049

STATE OF TENNESSEE
COUNTY OF Davidson

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, is $408,000.00

Sworn to and subscribed before me this 2nd day of October, 2006.

Affiant

Notary Public Exp- 7-2410

Address of New Owner:

Greg Tung
1405 Forrest Avenue
Nashville, TN 37206

Send Tax Bills to:

new owner

Map-Parcel Numbers:

83-9-371.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Aaron G. Ochoa** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory Tung** UNMARRIED , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47, on the map of A.V.A. Lindsley's 29 acre tract, as shown on plat of record in Plat Book 57, Page 66, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Aaron G. Ochoa, a married man, by Warranty Deed from Patricia Maynard Sloan, a single woman, dated October 13, 2005, of Record as Instrument No. 20051031-0131094, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee.

This is improved property known as **1405 Forrest Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of October, 2006

Aaron G. Ochoa

Lesley Renee Ochoa

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Aaron G. Ochoa and Lesley Renee Ochoa, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2006.

Notary Public

My Comm. Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY