THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
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Fees:13.00 Taxes:342.25
20061011-0126472

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 072-13-0-032.00

The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant

Subscribed and sworn to before me this the 1st day of September, 2006.

My Commission Expires: 5/22/2010

Notary Public

ALLISON H. KEENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Phol Huy and Lauren Huy
(Name)
1012 Burchwood Ave
(Street Address)
Nashville , TN 37216

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **THERESA DUFF, an unmarried woman,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **PHOL HUY and LAUREN HUY, husband and wife,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 40, on the Plan of Irvington, as shown on plat of record in Plat Book 843, page 60, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 40 fronts 60 feet on the southerly side of Carolyn Avenue and extends back between parallel lines, 1170.5 feet to a dead line.

Being the same property conveyed to Theresa Duff in Instrument 20060404-0038599 recorded 4/4/2006, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1020 Carolyn Avenue, Nashville, TN 37216

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she has 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 "Grantor" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto on this 1st day of September, 2006.

Theresa F Duff

Theresa Duff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Theresa Duff,** 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 in Nashville, Tennessee, this 1st day of September, 2006.

Allison H. Keener

Notary Public

My Commission Expires: 5/22/2010



File #4212