This instrument is being re-recorded to record in the correct county.
Book 3818 Page 685

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

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater is $215,000.00.

Subsribed and sworn before me this the 27th day of January, 2006.

Affiant

Notary Public

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY — ELLISON L. SANDERS

MY COMMISSION EXPIRES: [illegible], 2007

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600024
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Tri Phan and wife, Hang Ho
6917 Scarlet Ridge Drive
Brentwood, TN 37027

Send tax bills to:
mail to: Elite Home Loans, Inc.
109 Westpark Drive, Ste. 260
Brentwood, TN 37027

Map 181-10-A Parcel 150

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Henry R. Milner, A Married Man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Hang Vuong Thi Ho and Tri Van Phan, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 404 on the Final Plat, Phase Four, Autumn Oaks Subdivision as shown on plat of record in Instrument Number 20020523-0062993 and Surveyor's Correction of record in Instrument Number 20030110-0004644, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Henry R. Milner by Deed of record in Instrument No. 20031003-0146481; said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 6917 Scarlet Ridge Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 27th day of January, 2006.

Henry R. Milner

Shelley Milner

Davidson County DEEDWARR
Recvd: 10/25/06 09:53 3 pgs
Fees:17.00 Taxes:0.00

20061025-0132174

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Henry R. Milner and Shelley Milner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of January, 2006.

My commission expires:

_____

Jennifer Crowell
Notary Public

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

BK/PG:3818/685-686
06005514

DEED	
02/02/2006	09:44 AM
BATCH	65144
MTG TAX	0.00
TRN TAX	795.50
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	808.50

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

This document is being re-recorded to record in the correct County.

Brooke Smith

Witness my hand and official seal this 24th day of October, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00002227

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Book Number 3818, page(s) 685, recorded in this office as a DEED from MILNER HENRY R to HO HANG VUONG THI.

Witness the Official Signature and Seal this 10th day of October 2006.

Sadie Wade, Register

WILLIAMSON CO. REGISTER OF DEEDS XVII AGRICULTURE COMMERCE FRANKLIN TN

Deputy Register

Notary Public

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010