WARRANTY DEED

P-06-62

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/24/10

Stuart Clamp
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phuong-Vivi Hoang	New Owner	
62 Valeria Street	(NAME)	119-2-241
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN REDING AND ROCHELLE REDING, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PHUONG-VIVI HOANG,UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 178 of the Plan of Sterling Heights, Section 5, of record in Plat Book 1835, Page 37, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John Reding and Rochelle Reding by deed from Denise Griffin, as Substitute Trustee, of record in Instrument #20060428-0048710, Register's Office for Davidson County, Tennessee, dated April 18, 2006, and recorded on April 28, 2006.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 62 Valeria Street, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 11/28/06 10:00 2 pgs
Fees:13.00 Taxes:425.50

20061128-0146554

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 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 heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of November, 2006.

John Reding

Rochelle Reding

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that John Reding and Rochelle Reding personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of November, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

~~**RETURN TO:**~~

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

Return To:
Cornett Title Services, LLC
9005 Overlook Blvd
Brentwood, TN 37027