This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060907

Davidson County DEEDWARR
Recvd: 12/07/06 10:18 2 pg:
Fees:13.00 Taxes:499.50
20061207-0151329

Send Tax Bills To:
Thomas R. Whitton, Jr.
Catherine Cheek Whitton
6517 Firestone Court
Nashville, TN. 37209

New Owner is:
Thomas R. Whitton, Jr.
6517 Firestone Court
Nashville, TN 37209

MAP: 102-04-0-188.00
PARCEL:

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, **Trang Nguyen and husband Tuan Ngoc Nguyen, Khai P. Nguyen and wife, Hien T. Nguyen,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Thomas R. Whitton, Jr. and** wife, **Catherine Cheek Whitton**, ** 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: **also known as Catherine C. Whitton

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 813 on the Plan of charlotte Park, Section 22, as of record in Book 3700, Pages 67 and 68, Register's Office for said county, to whichplan reference is here made for a more particular description of said lot.

Said Lot No. 813 fronts a total of 94.95 feet on the northwesterly side of Firestone Court, and extends back 133.2 feet on the northeasterly line and 98.0 feet on the southerly line, to a broken line in the rear which measures a total of 176.9 feet

Being the same property conveyed to Trang Nguyen and husband Tuan Ngoc Nguyen and Khai P. Nguyen and wife, Hien T. Nguyen by Warranty Deed from Hai Van Ho and wife, Thu Thi Nguyen and Doc Van Tran dated May 21, 2003 , recorded June 2, 2003, in Instrument # 20030602-0074722, Register's Office for Davidson County, Tennessee.

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.

TN TN KN HH
Sellers Ints.

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 possessed of said tracts and parcels of land in fee simple, and have a good right to convey same 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 30th day of November, 2006.

GRANTOR:

Trang Nguyen

Tuan Ngoc Nguyen

Khai P. Nguyen

Hien T. Nguyen

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Trang Nguyen and husband Tuan Ngoc Nguyen, Khai P. Nguyen and wife, Hien T. Nguyen** 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 30th day of November, 2006.

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

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 $135,000.00.

Affiant

SWORN TO and subscribed before me this 30 day of November, 2006

Notary

Commission Exp. 7-25-09

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