This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 12/15/06 12:29 2 pgs
Fees:13.00 Taxes:795.50
20061215-0154805

ADDRESS NEW OWNER:

Hang T. Diem Le
2312 Sunnett Place
Nashville, TN 37211

SEND TAX BILL:

Fifth Third Mortgage Co.
2216 Abbott Martin Road
Nashville, TN 37215

MORTGAGEE:
Fifth Third Mortgage Co.
2216 Abbott Martin Road
Nashville, TN 37215

MAP AND PARCEL:

Map 172-15-0-A
Parcel 244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donald P. Pender and wife, Elizabeth M. Pender**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Hang T. Diem Le** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Holt Woods, Section Thirteen, as of record in Plat Book 9700, pages 598 and 599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Donald P. Pender and wife, Elizabeth M. Pender, by deed from Linda T. Lane n/k/a Linda Lane-Overton and husband, Hugh B. Overton, dated June 30, 2004, of record in Instrument No. 20041013-0123612, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2312 Sunnett Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of December, 2006.

Donald P. Pender

Elizabeth M. Pender

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Donald P. Pender and wife, Elizabeth M. Pender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 15th day of December, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires
July 21, 2007