PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 12/15/06 14:16 2 pgs
Fees:13.00 Taxes:521.70
20061215-0154921

W & I Ref:(gj) Title No: 48390
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thinh Dai Nguyen Chi Thi Nguyen 496 Sunliner Drive Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 09012008400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$141,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy Harper Dennis, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thinh Dai Nguyen and Chi Thi Nguyen, joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Charlotte Park, Section Six of record in Book 2900, page 8, Register's Office for said County.

Said Lot No. 312 fronts 69.2 feet on the broken easterly margin of Sunliner Drive and extends back 139.8 feet on the northerly line and 140.2 feet on the southerly line to a dead line in the rear, measuring 67.3 feet thereon.

Being the same property conveyed to Joseph Michael Dennis and wife, Peggy Harper Dennis by deed from Harold D. Witt, Jr., unmarried of record in Book 6881, page 798, Register's Office for Davidson County, Tennessee. The said Joseph Michael Dennis and Peggy Harper Dennis have since divorced. By Quitclaim Deed of record in Book 8756, page 319, Register's Office for said county, Joseph Michael Dennis conveyed his interest in subject property to Peggy Harper Dennis.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900, Page 8, said Register's Office, which Plan shows a 35 foot minimum building setback line from Sunliner Drive, and a 10 foot easement for public utility purposes along the rear and northerly side line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot and easement for TVA transmission line across the rear portion of said lot.

This is improved property, known as: 496 Sunliner Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of December, 2006.

Peggy Harper Dennis

State of TENNESSEE
County of DAVIDSON

On this 14th day of December, 2006 , before me the undersigned authority, personally appeared Peggy Harper Dennis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

Sworn and subscribed before me this the 14th day of December, 2006

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public