This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6060936

Davidson County DEEDWARR
Recvd: 01/02/07 11:25 2 pgs
Fees:13.00 Taxes:453.07
20070102-0000359

Send Tax Bills To:
Same

New Owner is:
Henry Huynh
4851 Aster Drive
Nashville, TN 37211

MAP: 133-16-0-007.00
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, **Frank Evans** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Henry T. Huynh** , 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:

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Exhibit A

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

Land in Davidson County, Tennessee, being Lot # 36 on the Plan of Highview Acres, as of record in Book 2331, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Frank Evans, by Warranty Deed, from Karim Al-Akashi, of record in Book 11749, Page 425, Register's Office for Davidson County, Tennessee, dated November 12, 1999 and recorded November 19, 1999.
AND
Being the same property conveyed to Henry T. Huynh, by Warranty Deed from Frank Evans, dated _____, recorded_____, Instrument #
_____, 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.

FE
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 28th day of December, 2006.

GRANTOR:

Frank Evans

Frank Evans

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Frank Evans** , 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 28th day of December, 2006.

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

Peggy S. Hill
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 $122,450.00.

Henry Hughes
Affiant

SWORN TO and subscribed before me this 28th day of December, 2006

Peggy S. Hill
NOTARY PUBLIC

My commission expires:

7-25-09

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