Instrument Prepared by Prime Escrow, Inc., Richard A. Northcutt, Atty., 215 W. High St., Woodbury, TN 37190
based upon information provided by the parties

Name and Address of New Owner:
Linh Nguyen and wife, Hong Tien Nguyen
607 Galaxy Dr.
Nashville, TN 37209

Send Tax Bill to:
Elite Home Loans
109 West Park Dr. Ste 260
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/09/07 10:46 2 pgs
Fees:13.00 Taxes:425.50
20070109-0003627

Map: 147 **Group:** 08 **Parcel:** 164.00

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which being hereby acknowledged, I/we, CLARENCE A. THOMPSON and BARBARA B. THOMPSON, hereinafter called the Grantor(s) have bargained and sold and by these presents transfer(s) and convey(s) unto LINH NGUYEN and wife, HONG TIEN NGUYEN, the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the plan of Hillbrook Subdivision, Section 7, as shown on plat of record in Plat Book 3842, Page 249, in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to the Grantors by deed of record in Deed Book 9544, Page 520, Register's Office for Davidson County, Tennessee.

Property Address: 3817-3819 Faulkner Dr., Nashville, TN 37211

It is agreed and understood that possession of the premises shall be granted with delivery of the deed.

It is further agreed and understood that the property taxes shall be prorated.

This property is subject to restrictions of record in Deed Book 4302, Page 491 and to a joint driveway easement of record in Deed Book 6774, Page 177, said Register's Office.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their heirs and assigns, forever; and Grantor(s) covenant(s) with said Grantee(s) that he/she/they is/are lawfully seized and possessed of said land in fee simple, have/has a good right to convey it and the same is unencumbered unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. (Whenever 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 our signature(s) on December 27, 2006.

Clarence A. Thompson
CLARENCE A. THOMPSON

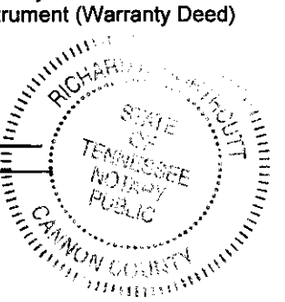
Barbara B. Thompson
BARBARA B. THOMPSON

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF CANNON

Before me, a Notary Public in and for the said state and county, personally appeared CLARENCE A. THOMPSON and BARBARA B. THOMPSON, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainor(s), and who acknowledged the execution of the foregoing instrument (Warranty Deed) for the purposes therein contained.

Witness my hand and seal at Woodbury, Tennessee on December 27, 2006.



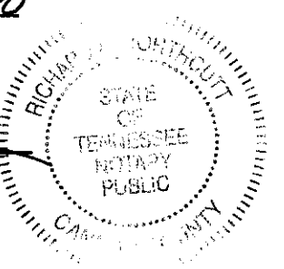
My Commission Expires Oct. 27, 2008 NOTARY PUBLIC

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara B. Thompson
AFFIANT

Sworn to and subscribed before me on December 27, 2006.



My Commission Expires: 10-27-08 NOTARY PUBLIC