Davidson County DEEDWARR
Recvd: 01/24/07 09:27 2 pg
Fees:13.00 Taxes:452.88

20070124-0009631

WARRANTY DEED

P-CW-07-0553

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,400.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF January, 2007

Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antionio Marquez	Elite Home Loans, LLC	
553 Brook View Estates Drive (ADDRESS)	109 Westpark Drive, #260 (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	16210016200

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TUAN V. PHAN AND WIFE, DIANA KIM NGUYEN, FORMERLY KNOWN AS NGOC T. NGUYEN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~ANTIONIO~~ ANTONIO MARQUEZ,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*A MARRIED MAN

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Brook View Estates, Section 2, of record in Book 4460, page 163, Register's Office for said County, to which plan reference is made for a more complete description.

(a) Being the same property conveyed to Tuan V. Phan and wife, Ngoc T. Nguyen by deed from Melanie N. Friebel, unmarried of record in Book 11753, Page 822 on 11/19/1999 and filed for record on 11/23/1999, Register's Office for said County. Deed re-recorded in Instrument 199912140303058.

Diana Kim Nguyen is one in the same person as Ngoc T. Nguyen.

unimproved ( )
This is improved (X) property, known as 553 BROOK VIEW ESTATES DRIVE, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 19th day of January, 2007.

Tuan V Phan by Dianakimnguyen his attorney in fact
Tuan V. Phan

Dianakimnguyen
~~Diana Kim Nguyen~~

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 19th day of January, 2007, before me personally appeared Diana Kim Nguyen, formerly known as Ngoc T. Nguyen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of January, 2007.

Pamela Jo Yates
Notary Public

My Commission Expires: 3-22-08



(SEAL)STATE OF Tennessee
COUNTY OF DAVIDSON

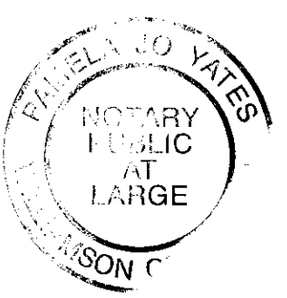
On this the 19th day of January, 2007, before me personally appeared Diana Kim Nguyen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tuan V. Phan who acknowledged he/she/they executed the same as the free act and deed of the said Tuan V. Phan .

Witness my hand and official seal, this the 19th day of January, 2007.

Pamela Jo Yates
Notary Public

My Commission Expires: 3-22-08

(SEAL)



RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959