Box 14 A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/07 09:17 2 pgs
Fees:13.00 Taxes:410.70
20070202-0013755

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$111,000.00.**

Affiant

Subscribed and sworn to before me this the 31st day of January, 2007.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tap Co Phan	**BANK OF AMERICA, N.A**	**Map 148-03, Parcel 176**
3330 Ezell Road	**9000 Southside Boulevard**	
Nashville, TN 37211	**Jacksonville, FL 32256**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Son Tan Nguyen and wife, Tot Thi Huynh and Sang Thanh Nguyen and ~~husband~~ wife, Hong Tran

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tap Co Phan and Phuc Thi Bui, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1055, on the Plan of Cherokee Hills, Section Ten, of record in Plat Book 4660, page 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Son Tan Nguyen and wife, Tot Thi Huynh and Sang Thanh Nguyen and Hong Tran, husband and wife, by Deed from Dan Willis, Inc., a Tennessee corporation, of record in Book 10280, Page 934, re-recorded in Book 10328, Page 550 and by Deed of Correction of record in Book 10723, Page 869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4702, Page 84, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **3330 Ezell Road, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **31st** day of **January, 2007.**

Son Tan Nguyen

Son Tan Nguyen

Sang Thanh Nguyen

Tot Thi Huynh

Tot Thi Huynh

Hong Tran

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Son Tan Nguyen and wife, Tot Thi Huynh and Sang Thanh Nguyen and wife, Hong Tran,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **January, 2007.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09