This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6070041

Send Tax Bills To:
Bank of America
60 Benzing Rd
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 02/27/07 09:19 2 pgs
Fees:13.00 Taxes:517.63
20070227-0024001

New Owner is:
Osbert U. Charles
60 Benzing Rd
Antioch, TN 37013

MAP: 162-08-0
PARCEL: 37.00

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, **Tam Thi Tran, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Osbert U. Charles, unmarried**, 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:

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

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 64 fronts 75.0 feet on the northwesterly side of Benzing Road and extends back 198.0 feet on the northeasterly line and 199.7 feet on the southwesterly line, to a line in the rear on which it measures 75.02 feet.

Being the same property conveyed to Lam Song Bui and wife, Tam Thi Tran and Hai Khac Bui by Deed dated April 15, 1996 and of record in Book 10017, page 343, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Tam Thi Tran by Quitclaim Deed from Hai Khac Bui, dated November 12, 2001 and of record in Instrument Number 20011206-0134709, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tam Thi Tran by Quitclaim Deed from Lam Song Bui of record in Instrument Number 20070227-0024000, 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.

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 26th day of February, 2007..

GRANTOR:

Tam Thi Tran

Tam Thi Tran

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tam Thi Tran**, 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 26th day of February, 2007.

Notary Public

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

My Commission Expires: January 23, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

SWORN TO and subscribed before me this 26th day of February 2007

NOTARY PUBLIC

My commission expires:

9/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007