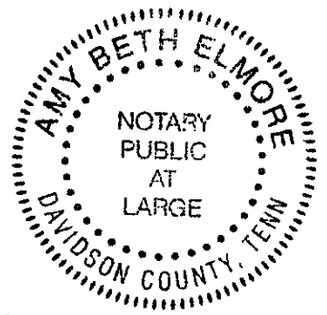


My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2007

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Alonso Ferguson etux 628 Granwood Blvd. Old Hickory, TN 37138	First American Real Est. Tax Serv. Escrow Bill Receipt Dept. 8435 N. Stemmons Frwy. Dallas, TX 75247	Map 63.16 Group A Parcel 37

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,

Ban Van Tran and wife, Hoa Thi Le

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Charles Alonso Ferguson and wife, Lucimari Marques Ferguson

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 160 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), AS OF RECORD IN PLAT BOOK 6900, PAGE 405 AS AMENDED IN BOOK 6900, PAGE 550 THRU 552 AND CORRECTED IN BOOK 7462, PAGE 445 AND BOOK 8110, PAGE 401, AMENDED IN BOOK 8181, PAGE 112, 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 BAN VAN TRAN AND HOA THI LE, HUSBAND AND WIFE BY DEED FROM NVR FOX RIDGE, INC., DATED NOVEMBER 12, 1997, AND OF RECORD IN BOOK 10691, PAGE 921, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 405 amended 6900, Page 550 thru 552 and corrected in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
4) Property is subject to Hampton Park (FKA Chitwood Downs) a Planned Unit Development, Charter of Record in Book 8517, Page 762, amended in Book 8833, Page 216, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7351, Page 852, and amended Book 7451, Page 739 and in Book 8336, Page 393, said Register's Office.
5) Property is subject to easement for utilities to Metro Government in Book 8657, Page 179, said Register's Office.
6) Property is subject to easement for common areas to Hampton Park HOA in Book 8207, Page 276, said Register's Office.

This is improved property known as: 628 Granwood Boulevard, Old Hickory, TN 37138
(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 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 our hand(s) this 30th day of March, 2007 .

Ban Van Tran
Ban Van Tran

Hoa Thi Le
Hoa Thi Le

Davidson County DEEDWARR
Recvd: 04/03/07 14:48 2 pgs
Fees:13.00 Taxes:620.49

20070403-0040038

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ban Van Tran and Hoa Thi Le, husband and wife, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of March, 2007.

Amy Beth Elmore
NOTARY PUBLIC

My Commission Expires:

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076