THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03696

Property Address:
408 Mercomatic Drive, Nashville, TN 37209 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tuan Anh Ngo, and wife Lan Bich Nguyen**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Trinidad O. Trejo, unmarried** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 762 on the Plan of Charlotte Park, Section 22, of record in Book 3700, Pages 67 and 68, Register's Office for said County.

Said Lot No. 762 fronts 86.00 feet on the northerly margin of Mercomatic Drive and extends back 166.0 feet on the westerly line and 162.0 feet on the westerly line and 162.0 feet on the easterly line to a broken line in the rear, measuring 55.90 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Tuan Anh Ngo and Linh Dinh Nguyen, dated February 12, 1999, and recorded February 23, 1999, in the Register's Office for Davidson County, Tennessee, in Book 11350, at Page 355.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

LBN

TN

Davidson County DEEDWARR
Recvd: 05/01/07 10:26 2 pgs
Fees:13.00 Taxes:658.23

20070501-0051626

WITNESS Grantors' hands this 30th day of April, 2007.

_____ {Seal}
Tuan Anh Ngo

_____ {Seal}
Lan Bich Nguyen

State of TENNESSEE
County of DAVIDSON

On this the 30th day of April, 2007, before me, the undersigned officer, personally appeared Tuan Anh Ngo and Lan Bich Nguyen, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

KIM L. HOWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

_____
Notary Public

My Commission expires: July 21, 2007

Affiant further swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $177,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 30th of April, 2007.

KIM L. HOWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

_____
Notary Public

My Commission expires: July 21, 2007

Name of Owner and Property Address:
Trinidad O. Trejo
408 Mercomatic Dr.
Nashville, TN 37209

Person Or Entity Responsible For Payment Of Taxes:
Countrywide Home Loans
2021 North Gallatin Road
Suite 280
Madison, TN 37115

Tax Parcel ID#: 102-04-0-193.00