File Box 9B
First Title & Escrow Co., Inc.
#26519

Davidson County DEEDWARR
Recvd: 05/04/07 14:13 2 pgs
Fees:13.00 Taxes:403.30
20070504-0053939

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070211

Send Tax Bills To:
SAME XXX
Market Street Mortgage, P. O. Box 22128
Tampa, FL 33622
New Owner is:
Son Q. Le
216 & 218 Cedarmont Court
Nashville, TN 37211

MAP & PARCEL: : 162-13-0-203.00

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, **Jasmine Phan and Quoc Nguyen**, wife and husband, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Son Q. Le** *, 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:

*and wife, Phouthara Akhom-le
Property Address: **216 & 218 Cedarmont Court, Nashville, TN 37211**

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

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Monte Carlo, Section 2-C, as of record in Book 5200, page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jasmine Phan and Quoc Nguyen from Hossein Tahriri by Warranty Deed dated November 21, 2001 and recorded in Instrument # 20011129-0130496, said Register's Office.

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.

JP QN
Sellers Initials

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 . 30th day of April, 2007

GRANTOR(S):

JASMINE PHAN

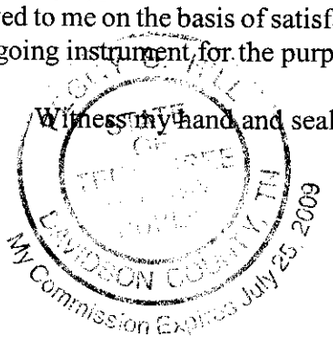
QUOC NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jasmine Phan and Quoc Nguyen**, 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 .



NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$109,000.00**.

AFFIANT

SWORN TO and subscribed before me this . 30th day of April 2007



NOTARY PUBLIC
My commission expires: 07-25-09