Davidson County DEEDWARR
Recvd: 05/04/07 16:04 2 pgs
Fees:13.00 Taxes:407.00
20070504-0054117

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Maria Sanchez and
Celia Sanchez
190 Old Tusculum Road
Antioch, TN 37013

SEND TAX BILL:
Banco Popular NA
9600 Bryn Mawr 3rd floor
Rosemont, IL
60018

MORTGAGEE:

MAP AND PARCEL:
MAP 162-6
PARCEL 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thu Thanh Thi Dao, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Maria Del Carmen Sanchez and Celia Sanchez Quintero, as tenants in common** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Old Tusculum Road Heights, as of record in Plat Book 4300, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Tuan N. Do and Thi Thanh Thu Dao, by deed from Ronald H. Merriman and wife, Bok Soon Merriman, dated July 28, 1995, of record in Book 9746, page 684, Register's Office for Davidson County, Tennessee. The said Tuan N. Do, also known as Tuan Ngoc Do, and Thi Thanh Thu Dao, also known as Thu Thanh-Thi Dao, have since been divorced by Final Divorce Decree, Docket No. 00D-2379 in the Second Circuit Court for Davidson County, Tennessee, divesting all right, title and interest from Tuan Ngoc Do and vesting all right, title and interest in the subject property into Thu Thanh-Thi Dao. The wife shall retain the use of her maiden name, which was never changed, namely: Thu Thanh Thi Dao. The subject property was also conveyed to Thu Thanh Thi Dao by Quitclaim Deed from Tuan Ngoc Do of record in Instrument No. 20001003-0097827, said Register's Office, dated August 14, 2000. Thu Thanh Thi Dao and Thi Thanh Thi Dao are one and the same person.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 190 Old Tusculum Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1 day of May, 2007.

Thu Thanh Thi Dao

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Thu Thanh Thi Dao, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 1 day of May, 2007.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me this 1 day of May, 2007.

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 3/21/11