This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070197

Davidson County DEEDWARR
Recvd: 05/08/07 15:21 2 pgs
Fees:13.00 Taxes:399.60
20070508-0055395

Send Tax Bills To:
Elite Home Loans, Inc.
109 Westpark Drive, Ste. 260
Brentwood, TN 37027

New Owner is:
Cong Van Le
4819 Linbar Drive
Nashville, TN 37211

MAP: 134-13-0

PARCEL: 113.00

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, **Tu C. Dang and wife, Dieu Hanh Nguyen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cong Van Le and wife, Ha Thi Chi, and Thien Cong Le, 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:

Property Address: **4819 Linbar Drive, Nashville, TN 37211**

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

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Kenilworth Estates, Section Four, of record in Plat Book 3300, pages 34, 35, and 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tu C. Dang and wife, Dieu Hanh Nguyen from Mouslim K. Kadim and Ahmed H. Al-Ugaily, both unmarried, by Deed dated January 15, 1999, and recorded in Book 11306, page 73, Register's Office for Davidson County.

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.

DN TD
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 the 23rd day of April, 2007.

GRANTOR(S):

TU DANG
TU C. DANG

Dieu Hanh Nguyen
DIEU HANH 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 **Tu C. Dang and wife, Dieu Hanh 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 this the 23rd day of April, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$108,000.00**.

Peggy L. Hill
AFFIANT

SWORN TO and subscribed before me this the 23rd day of April, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

NOTARY PUBLIC
My commission expires:_____