WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/07 08:43 2 pgs
Fees:13.00 Taxes:462.50

20070531-0064368

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $125,000.00

Affiant

Subscribed and sworn to before me this 25 day of May, 2007

Daphne M. Davis
Notary Public
My Commission expires: 3/24/2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hoa Trieu	U.S. Bank, N.A.	133-11-0-093.00
308 Elysian Fields Road	P.O. Box 20005	
Nashville, TN 37211	Owensboro, KY 42304-0005	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry Hughes**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hoa L. Trieu and Guong T. Nguyen, wife and husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 73 on the plan of Valley View Meadows. Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larrick Properties, Inc., by deed from Joseph Harrington Welker, on April 2, 2004, of record in Instrument Number 20040408-0040187, Register's Office for Davidson County, Tennessee. And further conveyed to Larry Hughes by deed from Larrick Properties, Inc. of record in Instrument Number 20070531-0064368, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3600, page 60, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3770, page 214, Register's Office for Davidson County, Tennessee.

This is improved property known as: **308 Elysian Fields Road, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this May 25, 2007.

Larry Hughes by Hal E. Wilson as attorney in fact

Larry Hughes
By: Hal E. Wilson, III, as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Hal E. Wilson, III, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Larry Hughes the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Larry Hughes the bargainor(s), by the said Hal E. Wilson, III, as Attorney-in-Fact.

WITNESS my hand and seal, this 25th day of May, 2007

Daphne M Davis My Commission Expires: 11-14-2009

NOTARY PUBLIC

