Davidson County DEEDWARR
Recvd: 06/18/07 13:27 2 pgs
Fees:13.00 Taxes:301.55
20070618-0072625

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070279

Send Tax Bills To:
NEW OWNER

New Owner is:
Cindy Dominicus
526 Maxine Drive
Antioch, TN 37013

MAP & PARCEL: 173-01-0-269.00

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, **Kenneth Nguyen, married** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cindy Dominicus and husband ,Rene H. Lopez,** 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: **526 Maxine Drive, Antioch, TN 37013**

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

Being Lot No. 13-B on the plan of Zone Lot Division, Lots 12, 13,15 & 16, Section IV, Monte Carlo as of record in Book 5800, page 242, and amended in Book 6250, pgae 577 (erroneously referred to Book 6250, page 856 in prior conveyance) Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ken Nguyen, married, from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4, by deed dated 3/21/07 and recorded in Instrument No. 20070426-0049786, 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.

KN
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 15th day of June, 2007.

GRANTOR(S):

KENNETH 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 **Kenneth 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 15th day of June, 2007.

PEGGY S. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

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 **$81,500.00**.

AFFIANT

SWORN TO and subscribed before me this 15th day of June, 2007.

PEGGY S. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09