Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1181

Davidson County DEEDWARR
Recvd: 06/25/07 10:56 2 pgs
Fees:13.00 Taxes:625.30
20070625-0075425

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Glenn W. Felton, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Travis Ngo and Charlie V. Nguyen, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot 40, on the Plan of Creekside Trails, Phase 2 of record as Instrument No. 20000426-0041282 as amended in Instrument No. 20020709-0082562 and as amended by Instrument No. 20030417-0051277 as re-recorded as Instrument No. 20030417-0051461, 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 Glenn W. Felton by deed from NVR, Inc dated July 24, 2003 of record in Inst. No. 20030730-0107250, Register's Office for Davidson County, Tennessee. Grantor warrants that the subject property is not the residence of grantor, his spouse, or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2141 Maynard Court, Nashville TN, 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. 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 THE EXECUTION HEREOF this 8th day of June, 2007

Glenn W. Felton

State of Tennessee)
County of Davidson)

On this 8th day of June, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Glenn W. Felton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of June, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Travis Ngo
2141 Maynard Court
Nashville, TN 37218

RESPONSIBLE FOR TAX PAYMENT: Same

TAX MAP-PARCEL #:
058090A040.00CO