Davidson County DEEDWARR
Recvd: 06/29/07 09:41 2 pgs
Fees:13.00 Taxes:961.63

20070629-0077689

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$259,900.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2007.

Notary Public

My commission expires: 1-20-09

(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William B. Burnette **Julia B. Burnette**	**SunTrust Mortgage**	**161-10-B-201co**
4800 Enoch Drive	**201 Fourth Avenue, 7th Floor**	
Nashville, TN 37211	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hung Tan Nguyen and wife, Thi Kim Danh Tran, also known as Thi Kim Oanh Tran

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William B. Burnette and Julia B. Burnette, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Villages of Brentwood, Phase Eleven, as of record in Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Hung Tan Nguyen and wife, Thi Kim Danh Tran, by Warranty Deed from Hugh W. Entrekin, Trustee, of record in Instrument No. 20011219-0140193, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 11526, Page 579 and as amended to change the name to Brentwood Summit of record in Instrument No. 200006060056066, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (____) property, known as: **4800 Enoch Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this **26th** day of **June, 2007.**

Hung Tan Nguyen

Thi Kim Danh Tran aka Thi Kim Oanh Tran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hung Tan Nguyen and Thi Kim Danh Tran,*** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. * a/k/a Thi Kim Oanh Tran

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **June, 2007.**

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 3/22/09