Davidson County DEEDWARR
Recvd: 07/03/07 11:01 2 pgs
Fees:13.00 Taxes:381.10

20070703-0079336

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $103,000.44

Affiant

DONNA TARPLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 27th day of June, 2007.

Notary Public
My commission expires: 4-10-2010

04-0706-53047

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tuat Nguyen	Capital Mortage Finance Corp.	147-12-0 109.00
3851 Faulkner Drive	6310 Stevens Forest Road	
Nashville TN 37211	Columbia, MD 21046	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Loc Nguyen and wife, Christy Oanh Nguyen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tuat Nguyen, hereinafter called the Grantees, their successors 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. 4, on the Plan of Ellis Subdivision, Resubdivision of Lot 2, of record in Book 8250, Page 973, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David Loc Nguyen and Christy Oanh Nguyen by deed from Shawn David Madden, married, dated September 2, 2003, recorded September 15, 2003, of record in Instrument No. 20030915-0135111, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3851 Faulkner 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of June, 2007.

David Loc Nguyen

Christy Oanh Nguyen

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Loc Nguyen and Christy Oanh Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 27th day of June, 2007.

DONNA TARPLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee at Large

My Commission expires 4.19.2010