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

39-B
File #07-1112

Davidson County DEEDWARR
Recvd: 08/06/07 12:55 2 pgs
Fees:13.00 Taxes:802.90
20070806-0093369

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

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 **Mark Supalla and David Biggs, as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Phuoc Vinh Phan, unmarried**, 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 a certain building site or lot, designated as No. 1-B, and further identified as Parcel No. 3 on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, nda 12 South Towers, a Planned Unit Development, as of record in Book 4460, page 186, as amended to "12 South Towers" in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a complete description of said lot.

Being the same property conveyed to Mark Supalla and David Biggs, as tenants in common by deed dated October 30, 2006 from Frenisa Joy of record in Instrument No. 20061103-0137027, Register's Office for Davidson County, Tennessee. The subject property has not been the residence of the grantors, their respective spouses, 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: 940 Gale Lane #146, Nashville, TN, 37204.

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 30th day of July, 2007

Mark Supalla

David Biggs by Sharon Supalla attny-in-fact
David Biggs
By Sharon Supalla, Attorney in fact

State of Tennessee)
County of Davidson)

On this 30th day of July, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mark Supalla, 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

On this the 30th day of July, 2007, before me personally appeared Sharon Supalla, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David Biggs acknowledged that such person executed the same as the free act and deed of David Biggs.

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: $ 217,000.00.

Patty Parsons
Affiant

Sworn and subscribed before me on this the 30th day of July, 2007.

Notary Public

My Commission Expires: 03/12/11

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NEW OWNER:
Phuoc Vinh Phan
940 Gale Lane #146
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
118-05-A-3.00