This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070354

Davidson County DEEDWARR
Recvd: 08/29/07 11:14 2 pgs
Fees:13.00 Taxes:351.50
20070829-0103647

Send Tax Bills To:
US BANK
4801 FREDERICA ST
OWENSBORO, KY 42301

New Owner is:
Catherine J.Honaker
1912 Karen Drive
Nashville, TN 37217

MAP: 107-05-0

PARCEL: 171.00

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, **Tuong Xuan Mai and wife, Loan Thi Ho**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Catherine J. Honaker**, unmarried woman 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: **1912 Karen Drive, Nashville, TN 37217**

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

Land in Davidson County, State of Tennessee, described as follows:

Being Lot 169, Plan of Belair Subdivision, Section II, of record in Plat Book 2900, page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a mroe complete and accurate legal description.

Being the same property conveyed to Tuong Xuan Mai and wife, Loan Thi Ho from Gary Travis Donnelly and wife, Teresa D. Donnelly by Warranty Deed dated July 31, 1997 and recorded in Book 10555, page 826, 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.

TM LH
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 the 3rd day of AUGUST, 2007.

GRANTOR(S):

TUONG XUAN MAI

LOAN THI HO

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tuong Xuan Mai and wife, Loan Thi Ho**, 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 this the 3rd day of August, 2007.

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

NOTARY PUBLIC
My Commission Expires: 7-25-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$95,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 3rd day of August, 2007.

DANIELLE GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

NOTARY PUBLIC
My commission expires: