Davidson County DEEDWARR
Recvd: 09/04/07 10:35 2 pgs
Fees:12.00 Taxes:0.00
20070904-0105648

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070424

Send Tax Bills To:
NEW OWNER

New Owner is:
Loc K. Quach
404 Brownstone Dr
Brentwood, TN. 37027

MAP: 133-03-0

PARCEL: 156.00

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, **Tran T. Tran, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Loc K. Quach** , 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: **3302 Dumas Drive, Nashville, TN 37211**

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

Land in Davidson County, Tennessee, being Lot NO. 196 on the Plan of Glencoe Acres, Section II, as of record in Book 1835, page 136, Register's Office for said County.

Said Lot No. 196 fronts 91 feet on the easterly side of Dumas Drive and runs back 223.3 feet on the north line, which is a broken line, and 158 feet on the southerly line to a dead line in the rear on which it measures 98.4 feet thereon.

Being the same property conveyed to Tran T. Tran, unmarried by Warranty Deed from Mary Frances Kincaid Hammond, unmarried, dated 6-8-01 and recorded 6-11-01 in Instrument Number 20010611-0061241, Register's Office for Davidson County, Tennessee.

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.

TTT by SHV
A AJP

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 17th day of August, 2007.

GRANTOR(S):

TRAN TTRAN By So Hien Vo
As Attorney in Fact
TRAN T. TRAN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

On this day the 17th day of August, 2007, before me personally appeared So H. Vo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Tran T. Tran, acknowledging that such person executed the same as the free act and deed of same.

Witness my hand and seal on this the 17th day of August, 2007.

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

Peggy S. Hill
NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00**.

Taxes paid inst # 20070823 0101036

AFFIANT

SWORN TO and subscribed before me this 17th day of August, 2007.

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

Peggy S. Hill
NOTARY PUBLIC
My commission expires: 07-25-09