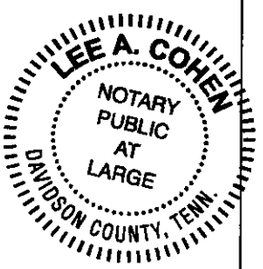
Box 10-B

Davidson County DEEDWARR
Recvd: 09/06/07 14:24 2 pgs
Fees:13.00 Taxes:551.30

20070906-0107170



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL H. BALCH	Worthington Federal Bank, FSB	**102-03-0-111.00**
(NAME) **605 LANDAU DRIVE**	(NAME) 4040 Balmoral Drive	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) Huntsville, AL 35801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RUOC THI NGUYEN AND TRUCLY TAN NGUYEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL H. BALCH, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, THEIR HER 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. 1259 on the Plan of Charlotte Park, Section 18, of record in Plat Book 3600, page 51 and 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruoc Thi Nguyen and Trucly Tan Nguyen from Lee A. Cohen, Trustee by deed dated October 18, 2006 of record as Instrument Number 20061018-0129502, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor, Trucly Tan Nguyen.

Xuan Tan Nguyen joins in this conveyance to convey any and all right, title and interest he may have in said property by virtue of his marriage to Ruoc Thi Nguyen.

See Limited Power of Attorney of Trucly Tan Nguyen of record as Instrument No. 20070831-0105137, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **605 LANDAU DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 30th day of ~~September~~ August, 2007.

X _____
XUAN TAN NGUYEN
True by Tan Nguyen by Martha Nguyen attorney in Fact For Truly Tan Nguyen

X _____
RUOC THI NGUYEN

TRUCLY TAN NGUYEN
BY: MARTHA NGUYEN, ATTORNEY IN FACT FOR TRUCLY TAN NGUYEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **XUAN TAN NGUYEN and RUOC THI NGUYEN,** 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.

Witness my hand and official seal at Nashville, Tennessee this 29 day of ~~September,~~ August (Lee) 2007.

My commission expires: **September 22, 2007.**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of ~~September~~ August, 2007, before me personally appeared **Martha Nguyen, Attorney in Fact for Trucly Tan Nguyen,** 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 **Trucly Tan Nguyen,** and who acknowledged that she executed the same as the free act and deed of **Trucly Tan Nguyen**.

Witness my hand and official seal at Nashville, Tennessee this 30th day of ~~September~~ August (Lee), 2007.

My commission expires: **September 22, 2007.**

Lee A. Cohen
Notary Public

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.