Davidson County DEEDWARR
Recvd: 09/17/07 14:33 2 pgs
Fees:13.00 Taxes:832.50

20070917-0111251

Prepared by: 1 return:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

B. Curry
Affiant

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 12th day of September, 2007.

Notary Public
My commission expires: 1/23/10

02-0708-45699

Address of New Owner:	Send Tax Bills to:	Tax Information
Phon T. Vo	New Owner	172-15-0-A
Diem T. Pham		242.00CO
2317 Sunnett Place		
Nashville TN 37211		

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, Arles V. Araujo and Mercedes Araujo, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Phon T. Vo and wife, Diem T. Pham, 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. 249, on the Plan of Section Thirteen, Holt Woods, of record in Book 9700, Pages 598 and 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arles V. Araujo and Mercedes Araujo, husband and wife by deed from Hamidreza Mediyar, a married man, dated October 4, 2004, recorded October 6, 2004, of record in Instrument No. 20041006-0120758, re-recorded in Instrument No. 20041015-0124442, 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 2317 Sunnett Place, 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 12th day of September, 2007.

Arles V. Araujo

Mercedes Araujo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arles V. Araujo and Mercedes Araujo, 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 Brentwood, TN, this 12th day of September, 2007.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON