Davidson County DEEDWARR
Recvd: 09/26/07 13:39 2 pgs
Fees:13.00 Taxes:232.73

20070926-0114854

WARRANTY DEED

P-CBB-07-0312

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,900.00

Maria L. Becerra
Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES 1/12/09
(AFFIX SEAL)

CONNIE S. MADDEN NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria L. Becerra	Coldwell Banker Mtg ~~Maria L. Becerra~~	
312 Norway Ct.	P.O. Box 5994 (NAME) ~~312 Norway Ct.~~	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Springfield OH ~~Nashville, TN 37211~~ 45501-5994	133-07-307.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH NGUYEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIA L. BECERRA, hereinafter called the Grantee(s), their heirs and assigns, that 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. 10B of the Zone Lot Division of Lots 6, 7 and 10 through 20, Phase I, Valley View Terrace, as of record in Plat Book 5200, page 531, amending Plat Book 5200, page 77, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chris D. Vaughn and wife, Lenetta N. Vaughn by deed from Valley View Terrace Associates of record in Book 10032, Page 735 on 04/26/1996 and filed for record on 04/30/1996, Register's Office for said County.
Being the same property conveyed to Lenetta N. Vaughn by deed from Chris D. Vaughn of record in Instrument 200011060110158 on 10/26/2000 and filed for record on 11/06/2000, Register's Office for said County.
Being the same property conveyed to Wachovia Bank of Delaware, National Association by deed from Priority Trustee Services of TN, L. L. C., as Substitute Trustee of record in Instrument 200610230130880 on 10/05/2006 and filed for record on 10/23/2006, Register's Office for said County.
Being the same property conveyed to Kenneth Nguyen by deed from Wachovia Bank of Delaware, National Association of record in Instrument 200706180072476 on 06/05/2007 and filed for record on 06/18/2007, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 312 Norway Ct, Nashville, Tennessee 37211
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 24th day of September, 2007.

Kenneth Nguyen

STATE OF Tennessee
COUNTY OF DAVIDSON

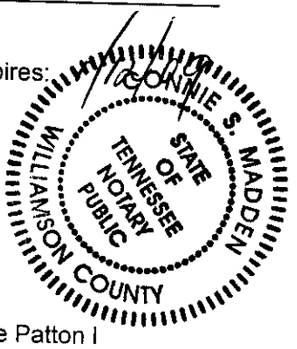
On this the 24th day of September, 2007, before me personally appeared Kenneth Nguyen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of September, 2007.

Notary Public

My Commission Expires: 7/20/09

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959