21029-3
Box 14-A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$135,000.00.** Affiant Subscribed and sworn to before me, this the 29th day of November, 2007. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Duc G. Nguyen **Thu H. Tran**	**NEW OWNER**	**Map 061-02, Parcel 001**
618 Lemont Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sherri Siske and Michael Siske, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Duc G. Nguyen and Thu H. Tran, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 226, on the Plan of Gra-Mar Acres, Section 10, of record in Plat Book 2663, page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James David Joplin and wife, Norma P., by Deed from Helen M. Miller, of record in Book 4825, Page 916, Register's Office for Davidson County, Tennessee. Said property was further conveyed to James D. Joplin and wife Norma P. Joplin, Trustees u/a/d December 29, 1993, by Quitclaim Deed from James David Joplin and wife, Norma P. Joplin, of record in Book 9220, Page 31, said Register's Office. The said James D. Joplin and Norma P. Joplin having since died.. The said property was further conveyed to Sherri Siske, a married woman, by Quitclaim Deed from The Joplin Trust, dated December 29, 1993, Sherri Siske, Successor Trustee, of record in Instrument No. 20070326-0036205, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **618 Lemont Drive, Nashville, TN 37216**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this **29th** day of **November, 2007.**

Sherri Siske

Michael Siske

Davidson County DEEDWARR
Recvd: 12/03/07 08:46 2 pgs
Fees:13.00 Taxes:499.50

20071203-0139426

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherri Siske and Michael Siske, wife and husband ,** the bargainor, 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 **29th** day of **November, 2007.**

Notary Public



My Commission Expires: 3/22/09