WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

P-07-6837

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tri Van Nguyen	CTX Mortgage (NAME)	
6837 Sunnywood Drive (ADDRESS)	P.O. Box 650269 (ADDRESS)	181-01-0A-049.00 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75265-0269 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEVERLY KISKE, A SINGLE WOMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TRI VAN NGUYEN AND HAI HUYNH, _____, hereinafter called the Grantees, 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. 152 on the Plan of Section One, Sugar Valley of record in Plat Book 9700, Page 374, amended in Book 9700, Page 709-711, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Beverly Kiske, unmarried by Warranty Deed from David F. Martin, unmarried of record in Instrument No. 20040707-0080515, in the Register's Office for Davidson County, Tennessee, dated May 14, 2004.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6837 Sunnywood Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 12/19/07 11:10 2 pgs
Fees:13.00 Taxes:810.30

20071219-0145589

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 10th day of December, 2007.

Beverly Kiske

Beverly Kiske

STATE OF TENNESSEE

COUNTY OF Davidson

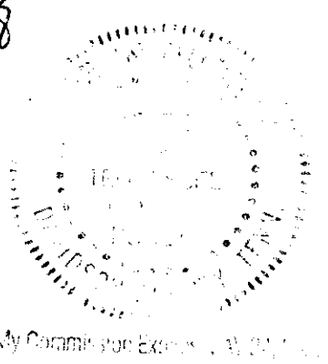
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Kiske, a single woman the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of December, 2007.

Notary Public

My Commission Expires: 5/24/08

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800