WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $145,000.00 Affiant Subscribed and Sworn to me, this 14th day of December, 2007. Notary Public My commission expires: 11/14/09

Davidson County DEEDWARR
Recvd: 12/26/07 11:23 2 pgs
Fees:13.00 Taxes:536.50
20071226-0147089

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Harry Nguyen 476 Paragon Mills Road Nashville, TN 37211	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	MAP & PARCEL 13311006700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Joseph William Edwards and wife, Rubye Dreaden Edwards,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Harry Nguyen**, hereinafter called the Grantee(s), 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. 4 on the Plan of Valley View Meadows, Section 1, of record in Book 3500, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 80 feet on the northwesterly margin of Paragon Mills Road and runs back between lines 132.70 feet on the southwesterly line and 131.44 feet on the northeasterly line to a dead line in the rear measuring 81.18 feet.

Being the same property conveyed to Joseph William Edwards and wife, Rubye Dreaden Edwards by deed dated 11/13/64 from Randall Phillips Builders, Inc. of record in Book 3832, page 972, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 476 Paragon Mills Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 14th day of December, 2007.

Joseph William Edwards

Joseph William Edwards

Rubye Dreaden Edwards

Rubye Dreaden Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph William Edwards, Rubye Dreaden Edwards** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2007.

Lauri A. Beasley

Notary Public

My Commission Expires: 11/14/09

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY