WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF JANUARY, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02479 MAI NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Phuong Le and Tam Mai	same	141-15-0D-181.00 CO
7917 River Fork Drive		
Nashville, TN 37221		

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

TERESA PRICE ATECA CURLEY*, A MARRIED WOMAN

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

PHUONG LE, AND HUSBAND, TAM MAI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7917 River Fork Drive, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 10th day of January, 2008.

Teresa Price Ateca Curley

Teresa Price Ateca Curley

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, TERESA PRICE ATECA CURLEY, the bargainor(s), 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 10th day of January, 2008.

Notary Public Brenda K. Akin

My Commission Expires: 9-20-2008

Davidson County DEEDWARR
Recvd: 01/14/08 09:37 2 pgs
Fees:13.00 Taxes:1073.00

20080114-0003857

BRENDA K. AKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 20, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 181, PHASE 3-D, "SHEFFIELD" ON THE HARPETH, as shown on plat of record in Plat Book 7900, Pages 710 and 712, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Joseph Ateca to Teresa Price Ateca as recorded on the 10th day of February, 2005 in Instrument No. 20050210-0015585 and Warranty Deed from William Edward Ferris and Jennifer M. Ferris, husband and wife to Teresa B. Ateca as recorded on the 14th day of August, 2002 in Instrument No. 20020814-0098415, in the Register's Office of Davidson County, Tennessee

*Teresa Price Ateca is know known as Teresa Price Ateca Curley.

The Grantor has affirmed that the premises was not the principle residence of the grantor's spouse.

Teresa B. Ateca, Teresa Beth Ateca, Teresa Price Ateca, Teresa Price Ateca Curley, and Teresa Beth Price Ateca Curley are one and the same person.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property: and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.