This Instrument Prepared By AND Return to:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080029

Davidson County DEEDWARR
Recvd: 02/25/08 11:08 2 pgs
Fees:13.00 Taxes:933.70
20080225-0018041

Send Tax Bills To:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

New Owner is:
James L. Magee, Jr.
5747 South New Hope Road
Hermitage, TN 37076

MAP & PARCEL: 098-05-0B-053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lich Duyet Tran Le and wife, Uyen Thanh Ho**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James L. Magee, Jr., married**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 53 on the Plan of Baypointe Subdivision, Phase II, as of record in Instrument No. 20010608-0060679, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lich Duyet Tran Le and wife, Uyen Thanh Ho, by Quitclaim Deed from Tuan Kiet Tran Le, an unmarried man, dated 7-1-04 and recorded 7-2-04 in Instrument No. 20040702-0079408, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **5747 South New Hope Road, Hermitage, TN 37076**

DL UN
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 19th day of February, 2008.

GRANTOR(S):

LICH DUYET TRAN LE

UYEN THANH HO

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **LICH DUYET TRAN LE AND WIFE, UYEN THANH HO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 19th day of February, 2008.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$252,350.00**.

AFFIANT

SWORN TO and subscribed before me this the 19th day of February, 2008.

NOTARY PUBLIC
My commission expires: 07-25-09

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009