This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 03/14/08 10:27 3 pgs
Fees:18.00 Taxes:277.50

20080314-0025965

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BAILEY H. HEWITT AND WIFE, BARBARA ANN HEWITT**, hereinafter "Collectively" referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **THAI ALAN NGUYEN AND HANH T. SON** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Bel-Air Subdivision, Section 2, as of record in Book 2900, Pages 29, 30, 31, and 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This being the same property conveyed to Bailey H. Hewitt and wife, Barbara Ann Hewitt by Warranty Deed of Gary Michael Humel and wife, Barbara Ann Humel dated October 6, 1995 and recorded in Book 9820, Page 782, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 107-5-103

This property is known as: **1942 LAURINDA DRIVE, NASHVILLE, TN 37217**

Subject to all matters shown on the Plat of record in Book 2900, Pages 29-32, DAVIDSON County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 28th day of February, 2008.

BAILEY H. HEWITT, GRANTOR

BARBARA ANN HEWITT, GRANTOR

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BAILEY H. HEWITT AND BARBARA ANN HEWITT with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of February, 2008.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NOTARY PUBLIC

My Commission Expires: 1-20-09

Grantor(s) Name, Address, phone:

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

BAILEY H. HEWITT AND
BARBARA ANN HEWITT
336 ASHGROVE DRIVE
NASHVILLE, TN 37211

Grantee(s) Name, Address, phone:
THAI ALAN NGUYEN AND HANH T. SON
9710 Concord Ridge CT
Brentwood, TN 37027

SEND TAX STATEMENTS TO:

GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 75,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of February, 2008.

(Seal) ... MY COMMISSION EXPIRES JAN. 20, 2009

Affiant

THAI ALAN NGUYEN
Type or Print Name

Notary Public

My commission expires:

W. Davis
Type or Print Name

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds