(2)

McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08270

Davidson County DEEDWARR
Recvd: 05/21/08 11:09 2 pgs
Fees:13.00 Taxes:545.75

20080521-0052069

Send Tax Bills To:
New Owner

New Owner is:
Gilberto Alvarado
3711 Ezell Road
Nashville, TN 37211

Map & Parcel 148-06-0-162.00

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, **Ann H. Nguyen and husband, Tom Nguyen**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **Gilberto Alvarado,** hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3711 Ezell Road, Nashville, TN 37211**

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

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Armstrong's Ezell Road Subdivision, as shown on plat of record in Instrument No. 20061206-0150834, said Register's Office, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Ann H. Nguyen and Tom Nguyen, by Warranty Deed from Gary Armstrong, dated November 17, 2006 and recorded November 20, 2006 in Instrument No. 20061120-0143807, Register's Office for Davidson County, Tennessee.

AN TN AN
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, his heirs and assigns, forever.

The Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do 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 9th day of May, 2008.

GRANTOR(S):

Ann H. Nguyen
ANN H. NGUYEN

Tom Nguyen by Ann Nguyen
TOM NGUYEN
By: Ann Nguyen, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ann H. Nguyen**, 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 9th day of May, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ann H. Nguyen**, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the person described in the Power of Attorney executed by Tom Nguyen of record in Instrument No. 20080521.0052068, Register's Office of Davidson County, TN, and who executed foregoing instrument on behalf of Tome Nguyen for the purposes therein contained.

Witness my hand and seal on this the 9th day of May, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$147,500.00**.

AFFIANT

SWORN TO and subscribed before me this 9th day of May, 2008.

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Patricia A Greer
NOTARY PUBLIC
My commission expires: 1/24/09