Davidson County DEEDWARR
Recvd: 05/22/08 09:47 2 pg
Fees:13.00 Taxes:388.50
20080522-0052519

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080202

Send Tax Bills To:
SunTrust Mortgage, Inc.
401 Commerce St., Ste. 6100
Nashville, TN 37219

New Owner is:
John Bell Jr.
225 Clearlake Dr., W.
Nashville, TN 37217

MAP: 150-05-0

PARCEL: 126.00

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, **Quang Nguyen, unmarried, and Xuan Le, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Bell Jr. and wife, Winifred R. Bell**, 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:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Section 4, Cherry Hills, of record in Plat Book 4460, page 21, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Quang Nguyen and Xuan Le, by Warranty Deed from Julia Arlene Westbrook, dated 7-20-01 and recorded 7-25-01 in Instrument No. 20010725-0078800, 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: **453 Cedarcliff Road, Antioch, TN 37013**

QL QN
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 20 day of May, 2008.

GRANTOR(S):

QUANG NGUYEN

XUAN LE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **QUANG MINH NGUYEN, AND XUAN LE,** 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 20th day of May, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 21st day of May, 2008.

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 11-22-10