Davidson County DEEDWARR
Recvd: 06/06/08 10:18 2 pgs
Fees:13.00 Taxes:407.00
20080606-0058243

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08318

Send Tax Bills To:
Countrywide Bank, FSB
801 Crescent Centre Dr., #510
Franklin, TN 37067

New Owner is:
Bao Nguyen
4804 Hopedale Drive
Nashville, TN 37211

MAP & PARCEL: 147-04-0-021.00

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, **Shawkat M. Hirori and wife, Warvin T. Hirori**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **Bao Nguyen and wife, Khanh Nguyen**, hereinafter referred to as Grantees, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4804 Hopedale Drive, Nashville, TN 37211**

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

Being Lot Number 42 on the Plan of Section Two Beverly Heights as shown on plat of record in Plat Book 2331, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawkat M. Hirori and wife, Warvin T. Hirori, by Warranty Deed from Keith A. Maune, an unmarried person, dated 10/24/06, and recorded on 10/30/06 in Instrument No. 20061030-0134553, Register's Office for Davidson County, Tennessee. Subject property previously conveyed to Keith A. Maune, an unmarried person by Warranty Deed dated 11/11/99 of record in Book 11176, page 161, said Register's Office.

SH
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 Grantees, their heirs and assigns, forever.

The Grantors do covenant with the said Grantees 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 Grantees.

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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of June, 2008.

GRANTOR(S):

Shawkat Hirori
SHAWKAT M. HIRORI

Warvin Hirori
WARVIN T. HIRORI

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shawkat M. Hirori and Warvin T. Hirori**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of June, 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 **$110,000.00**.

AFFIANT

SWORN TO and subscribed before me this 2nd day of June, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My commission expires: 1/12/09