This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08411

Davidson County DEEDWARR
Recvd: 06/26/08 16:01 3 pgs
Fees:18.00 Taxes:499.50
20080626-0066125

Send Tax Bills To:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

New Owner is:
Angel Alberto Lasval Pelegrin
233 Paragon Mills Road
Nashville, TN 37211

MAP & PARCEL: 134-13-0-131.00

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, **Tom Nguyen, Tien Nguyen, Kenneth Nguyen and Thang Nguyen**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **Angel Alberto Lasval Pelegrin and wife, Misleidis Morejon Marin**, 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:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Kenilworth Estates, Section Four, of record in Plat Book 3300, pages 34, 35 and 36, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tom Nguyen and Tien Nguyen, by Special Warranty Deed from HSBC Bank USA, dated 8-28-06 and recorded 9-8-06 in Instrument No. 20060908-0111531, and being further conveyed to Tom Nguyen, Tien Nguyen, Kenneth Nguyen and Thang Nguyen, by Quitclaim Deed from Tom Nguyen and Tien Nguyen, dated 3-3-07 and recorded 3-13-07 in Instrument No. 20070313-0030590, Register's Office for Davidson County, Tennessee.

Subject property is not the primary residence of the Grantors.

Property Address: **233 Paragon Mills Road, Nashville, TN 37211**

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 Grantor does 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 24th day of June, 2008.

GRANTOR(S):

TOM NGUYEN
By: Kenneth Nguyen, Atty-in-Fact

TIEN NGUYEN
By: Kenneth Nguyen, Atty-in-Fact

KENNETH NGUYEN

THANG NGUYEN
By: Kenneth Nguyen, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal on this the 24th day of June, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 **Kenneth Nguyen**, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in the Limited Power of Attorney executed by **Tom Nguyen** of record in Instrument No. 20080626-0066122, and who acknowledged that he executed the foregoing instrument on behalf of Tom Nguyen, as attorney in fact, the for the purposes therein contained.

Witness my hand and seal on this the 24th day of June, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 **Kenneth Nguyen**, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in the Limited Power of Attorney executed by **Tien Nguyen** of record in Instrument No. 20080626-0066124, and who acknowledged that he executed the foregoing instrument on behalf of Tien Nguyen, as attorney in fact, the for the purposes therein contained.

Witness my hand and seal on this the 24th day of June, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 **Kenneth Nguyen**, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in the Limited Power of Attorney executed by **Thang Nguyen** of record in Instrument No. 20080626-0066123, and who acknowledged that he executed the foregoing instrument on behalf of Thang Nguyen, as attorney in fact, the for the purposes therein contained.

Witness my hand and seal on this the 24th day of June, 2008.

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

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**.

Tyler Nguyen
AFFIANT

SWORN TO and subscribed before me this 24th day of June, 2008.

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jennifer A Hoffman
NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES
SEPTEMBER 19, 2011