This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08415

Davidson County DEEDWARR
Recvd: 07/03/08 10:40 2 pg
Fees:13.00 Taxes:373.70
20080703-0068918

Send Tax Bills To:
Chieu Khanh Tran
3900 Hillsboro Pike, Suite 4
Nashville, TN 37215

New Owner is:
Chieu Khanh Tran
401 & 403 Clearwater Drive
Nashville, TN 37217

Map & Parcel: 150-01-0-379.00
and
Map & Parcel: 150-01-0-382.00

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, **Susan J. Brischke, a widow,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Chieu Khanh Tran**, 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:

Property Address: **401 & 403 Clearwater Drive, Nashville, TN 37217**

Parcel 1: (Map & Parcel 150-01-0-382.00) - 401 Clearwater Drive, Nashville, TN 37217

Land in Davidson County, Tennessee, being Lot No. 10-B, Plan of Revised Zone Lot Division, Lots Nos. 10-16 & 18-43, Edge-O-Lake Section 21, of record in Book 6900, page 256 and Surveyor's Certificate of Correction of record in Book 7351, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard F. Brischke and Susan H. Brischke by Warranty Deed from Secretary of Housing and Urban Development, dated 7-10-87 and recorded 7-16-87 in Book 7299, page 77, Register's Office for Davidson County, Tennessee. Richard F. Brischke is now deceased with his date of death being August 24, 2006 as evidenced in the Death Certificate issued by State of Tennessee Department of Health dated September 18, 2006.

Parcel 2: (Map & Parcel 150-01-0-379) - 403 Clearwater Drive, Nashville, TN 37217

Land in Davidson County, Tennessee, being Lot No. 10-A, Plan of Revised Zone Lot Division, Lots Nos. 10-16 & 18-43, Edge-O-Lake Section 21, of record in Book 6900, page 256 and Surveyor's Certificate of Correction of record in Book 7351, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard F. Brischke and Susan H. Brischke by Warranty Deed from Secretary of Housing and Urban Development, dated 7-10-87 and recorded 7-16-87 in Book 7299, page 77, Register's Office for Davidson County, Tennessee. Richard F. Brischke is now deceased with his date of death being August 24, 2006 as evidenced in the Death Certificate issued by State of Tennessee Department of Health dated September 18, 2006.

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 1st day of July, 2008.

GRANTOR(S):

SUSAN J. BRISCHKE

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal on this the 1st day of July, 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

The actual consideration or value, whichever is greater, for this transfer is **$101,000.00**.

AFFIANT

SWORN TO and subscribed before me this 1st day of July, 2008.

NOTARY PUBLIC
My commission expires: 1/12/09

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY