Davidson County DEEDWARR
Recvd: 07/03/08 10:40 2 pg
Fees:13.00 Taxes:599.40
20080703-0068919

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08388

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

New Owner is:
Thanh C. & Binh C. Nguyen
477 Annex Ave.
Nashville, TN 37211

MAP & PARCEL: 090-15-0-060.00

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, **Phuong Thi Ngoc Nguyen, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Thanh C. Nguyen, a married man and Binh C. Nguyen, a married man**, 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 278, as shown on the map entitled Charlotte Park, Section 6, of record in Plat Book 2900, pages 7 and 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phuong Thi Ngoc Nguyen by Quitclaim Deed from Giap Van Nguyen and spouse, Vong Thi Mai, dated 10-6-04 and recorded 11-3-04 in Instrument Number 20041103-0132668; and previously conveyed to Phuong Thi Ngoc Nguyen, a one-half undivided interest, and Giap Van Nguyen and spouse, Vong Thi Mai, a one-half undivided interest as tenants by the entireties, by Warranty Deed from Lillian Naomi Perry, unmarried, dated 3-23-00 and recorded 3-27-00 in Instrument Number 20000327-0030330, Register's Office for Davidson County, Tennessee.

Loc Vu Hoang, spouse of Phuong Thi Ngoc Nguyen, joins herein solely for the purpose of conveying any marital interests in subject property.

Property Address: **477 Annex Ave., Nashville, TN 37211**

P.N
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 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 Grantees.

The Grantor does further covenant and bind himself and his 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 1st day of July, 2008.

GRANTOR(S):

PHUONG THI NGOC NGUYEN

LOC VU HOANG

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Phuong Thi Ngoc Nguyen and Loc Vu Hoang**, 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 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 **$162,000.00**.

AFFIANT

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

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My commission expires: 1/12/09