[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Dat Thinh Duong	Suntrust Mortgage, Inc.	Map/Parcel -
4917 Sherman Oaks Drive	P.O. Box 79041	134-13 234.00
Nashville, TN 37211	Baltimore, MD 21279	13266 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Baljit Baidwan, a married man** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Dat T. Duong, an unmarried man** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 348, HILLBROOK, SECTION 6, as shown on plat of record in Plat Book 4175, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Baljit Baidwan, married by Warranty Deed from Randall K. Harley, Jr., and Jayne R. Harley, Co-Trustees under the Randall K. Harley, Jr., Living Trust dated October 3, 1995, recorded on the 30th day of September, 2004 in Instrument No. 20040930-0117885, in the Register's Office of Davidson County, Tennessee

The above described real property is not the homestead of Baljit Baidwan and never has been and is investment property owned by Baljit Baidwan .

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLBROOK, SECTION 6, as recorded in Plat Book 4175, Page(s) 7, said Register's office.

This is improved property commonly known as: 4917 Sherman Oaks Drive, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 07/23/08 08:34 2 pgs
Fees:13.00 Taxes:499.50

20080723-0075263

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

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

Affiant

Subscribed and sworn to before me this 16th day of July, 2008

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 16th day of July, 2008.

Baidwan.

Baljit Baidwan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2008, before me personally appeared Baljit Baidwan to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY