Prepared by:
Realty Title & Escrow Company, Inc.
291-D Clear Sky Court
Clarksville, TN 37043

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2008.

Notary Public
My commission expires: 8/21/2011

LUTHER P. RAMSEY III ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

14-0806-143611

Address of New Owner:	Send Tax Bills to:	Tax Information
Diep N. Le	Countrywide Bank, FSB	127-00-0 109.00
8162 Charlotte Pike	100 Mallard Creek Road, Ste 250	
Nashville TN 37221	Louisville, KY 40207	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Libby F. (Finch) Boone, by and through her court appointed Conservator, Barnnie Edward Boone, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Diep N. Le and wife, Be T. Ngo, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

On the north side of State Highway No. 1, U.S. Highway No. 70, beginning at an iron pin and large maple 40 feet from the center line of said Highway 70-North and on the northerly side of said Highway; thence South 55° 40' West 320 feet along the northerly right of way of said highway to an iron pin 40 feet from the center line of said highway; thence North 30° West 544 feet to an iron pin, northwest corner of this tract; thence North 55° 40' East 320 feet to an iron pin, northeast corner of this tract; thence South 30° East 544 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 3.95 acres.

Together with an easement for water as described in Book 4421, Page 867, said Register's Office.

Being the same property conveyed to Barnnie B. Boone and wife, Libby F. Boone by deed from Mary Boone, a widow, dated January 17, 1970, recorded January 23, 1970, of record in Book 4393, Page 172, Register's Office for Davidson County, Tennessee; Barnnie B. Boone having since died on 04/03/1991. Letter of Conservatorship having been issued to Barnnie Edward Boone and subject property conveyed pursuant to order of the court in the Seventh Circuit Court for Davidson County, Tennessee Probate Division Docket No. 07P-825.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8162 Charlotte Pike, Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 08/13/08 09:58 2 pgs
Fees:13.00 Taxes:740.00
20080813-0083238

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31st day of July, 2008.

Libby F. Boone

By: _____
Barnnie Edward Boone, Conservator

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barnnie Edward Boone, Conservator for Libby F. Boone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Clarksville, TN, this 31st day of July, 2008.

_____
Notary Public
State of Tennessee at Large
My Commission expires: 8/21/2011

LUTHER P. RAMSEY III ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY