This Instrument Prepared By and Return To:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080355

Davidson County DEEDWARR
Recvd: 08/21/08 10:31 3 pg
Fees:18.00 Taxes:370.00
20080821-0085914

Send Tax Bills To:
Elite Home Loans
109 Westpark Drive, Ste. 260
Brentwood, TN 37027

New Owner is:
Trieu Lu Dang
621 Nashua Lane
Nashville, TN 37209

MAP: 091-05-0

PARCEL: 227.00

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, **Phong T. Ngo and wife, Tam Dang Dien, and Mai Thao T. Ngo, an unmarried woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Trieu Lu Dang, a married man**, 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:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Mosswood Heights, Section 2, as of record in Book 4175, page 155, Register's Office for said County.

Said Lot fronts 51.0 feet on the west side of Nashua Lane; thence runs 125.0 feet west to a point; thence runs 51.0 feet North 2 deg. 32 min. East to a point; thence runs 125.0 feet to a point on the west side of Nashua Lane.

Being the same property conveyed to Phong T. Ngo and Mai Thao T. Ngo by Warranty Deed from Julia Stinson, Executrix of the Estate of Sato Stinson, unmarried, of record in Instrument Number 20020827-0103716, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **621 Nashua Lane, Nashville, TN 37209**

PN MTTN
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 the 18 day of August, 2008.

GRANTOR(S):

PHONG T. NGO

mai thao t ngo
MAI THAO T. NGO

TAM DANG DIEN by Phong Ngo
HER ATTORNEY-IN-FACT
TAM DANG DIEN by PHONG T. NGO

HER ATTORNEY-IN-FACT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **PHONG T. NGO AND MAI THAO T. NGO**, 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 this the 18 day of August, 2008.

NOTARY PUBLIC
My Commission Expires: _____

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **PHONG T. NGO** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **TAM DANG DIEN,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained.

Witness my hand and seal on this the 16 day of August, 2008.

Notary Public
My Commission Expires:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 16 day of August, 2008.

NOTARY PUBLIC
My commission expires:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds