Davidson County DEEDWARR
Recvd: 09/02/08 09:56 2 pgs
Fees:13.00 Taxes:540.20
20080902-0089318

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08525

Send Tax Bills To:
Thang Du & Kim Tran
3715 Ezell Road
Nashville, TN 37211

New Owner is:
Thang Du & Kim Tran
3715 Ezell Road
Nashville, TN 37211

Map & Parcel: 148-06-0-161.00

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, **Ann H. Nguyen and Tom Nguyen**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **Thang Du and wife, Kim Tran**, 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:

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

Being Lot No. 1 on the Plan of Armstrong's Ezell Road Subdivision, of record in Instrument No. 20061206-0150834, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ann H. Nguyen and Tom Nguyen by Warranty Deed from Gary Armstrong dated 11/17/06, recorded 11/20/06 in Instrument No. 20061120-0143807; and part of the same property previously conveyed to Gary Armstrong by Warranty Deed from Betty J. Vernon, Eulalia B. Scott, William Parker Spining, John Baker Spining, Martha E. Brogden Spining, Gerald F. Baker, Katrina L. Dollar, Lynette Woodard, Camille B. Reasonover, Clairisa J. R. Triplett, Alisa Reasonover and Lori R. Collins, dated 10/14/05 and recorded 10/17/05, in Instrument No. 20051017-0124875, Register's Office for Davidson County, Tennessee.

Property Address: **3715 Ezell Road, Nashville, TN 37211**

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 Grantors do covenant with the said Grantees that the Grantors are 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 Grantors do 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of August, 2008.

GRANTOR(S):

ANN H. NGUYEN

Tom Nguyen by Ann Nguyen

TOM NGUYEN
By: Ann H. Nguyen, Atty-in-Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ann H. Nguyen** 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 27th day of August, 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

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ann H. Nguyen**, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in the Limited Power of Attorney executed by **Tom Nguyen** of record in Instrument No. 20080902-0089317, and who acknowledged that she executed the foregoing instrument on behalf of Tom Nguyen, as attorney in fact, the for the purposes therein contained.

Witness my hand and seal on this the 27th day of August, 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 **$146,000.00**.

AFFIANT

SWORN TO and subscribed before me this 27th day of August, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My commission expires: 1/12/09