WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/08 10:05 2 pgs
Fees:13.00 Taxes:814.00

20080922-0096170

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00**

Affiant

Subscribed and sworn to before me, this 5th day of September, 2008

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Return to: **Elite Title Company**
109 West Park Drive
Suite 350
Brentwood, TN 37027
H-6080397

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hau Huu Huynh	New Owner	181-A
(NAME)	(NAME)	(MAP)
6628 Sugar Valley Drive	new owner	80.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Robert Stanton Amonette and spouse, Sengamphone P. Amonette, and Robert M. Amonette and spouse, Claudette M. Amonette, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Hau Huu Huynh and spouse, Thu Hong Thi Tran, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 209, on the Plan of Section One, Sugar Valley, of record in Plat Book 9700, pages 709-711, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Robert Stanton Amonette and spouse, Sengamphone P. Amonette and Robert M. Amonette and spouse, Claudette M. Amonette, by deed from Yazdian Construction, Inc., a Tennessee Corporation, dated March 8, 2002, of record in Instrument No. 20020311-0030013, Register's Office for Davidson County, TN.

Claudette M. Amonette and Claudette C. Amonette are one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 6628 Sugar Valley Drive, Nashville, Tennessee 37211

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 5th day of September, 2008.

Robert Stanton Amonette

Sengamphone P. Amonette

Robert M. Amonette by Robert Stanton Amonette as Attorney-in-Fact

Claudette C. Amonette by Robert Stanton Amonette as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert Stanton Amonette; Sengamphone P. Amonette with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of September, 2008.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Robert Stanton Amonette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Robert M. Amonette and Claudette C. Amonette, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Robert M. Amonette and Claudette C. Amonette.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 5th day of September, 2008.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/5/2011