WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/08 08:49 2 pgs
Fees:13.00 Taxes:751.10
20081010-0102659

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$203,000.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2008.

Notary Public

My commission expires: 3/7/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Son Nguyen	**COUNTRYWIDE BANK, FSB**	**Map 141-07-0-B, Parcel 080CO**
7125 Somerset Farms Drive	**801 Crescent Centre Drive, Ste 510**	
Nashville, TN 37221	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric J. Robson and Sara Robson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Son Nguyen and Thao H. Lee, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 65 on the First Revision of Section Three, Somerset Farms, a Planned Unit Development, of record in Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Eric J. Robson, unmarried , by Deed from Stephen A. McDuffie, Jr. and wife, Eric F. McDuffie, dated December 1, 2006, of record in Instrument No. 20061208-0152105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8556, page 11, and supplement and amendment of record in Book 9383, Page 526 and re-recorded in Book 9662, Page 869, further amended in Book 10190, Page 182, Book 10410, Page 89 and Book 11433, Page 936, said Register's Office; By-Laws of record in Book 8556, page 25, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid the Grantor(s) herein.

This is improved (_X__) Unimproved (____) property, known as: **7125 Somerset Farms Drive, Nashville, TN 37221**

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 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 **9th** day of **October, 2008.**

Eric J. Robson

Eric J. Robson

Sara Robson

Sara Robson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Eric J. Robson and Sara Robson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **October, 2008.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 4-19-08