Davidson County DEEDWARR
Recvd: 10/17/08 15:14 3 pgs
Fees:18.00 Taxes:473.60
20081017-0104741

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08630

Send Tax Bills To:
New Owner

New Owner is:
John Le
447 Annex Avenue
Nashville, TN 37209

Map & Parcel: 090-15-0-076.00

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, **Lisa Sullivan, Judy Horton Webster, Jeffrey Wright Daniel, Tami Daniel Lampley and Vickie Daniel, all of the heirs of Charlene J. Daniel**, hereinafter collectively referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Le and Nancy Le, husband and wife, and Hank Huynh, married**, 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:

Property Address: **447 Annex Avenue, Nashville, TN 37209**

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

Land in Davidson County, Tennessee, being Lot No. 1128 on the Plan of Charlotte Park, Section 14, as of record in Book 3300, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 1128 fronts 82.0 feet on the northwesterly side of Annex Avenue and extends back 152.0 feet on the northeasterly line and 151.8 feet on the southwesterly line to a line in the rear on which it measures 69.0 feet.

Being the same property conveyed to Fred K. Daniel and wife, Charleen J. Daniel, by Warranty Deed from Cumberland Valley Builders, Inc., dated 6-29-62 and recorded 7-2-62 in Book 3402, page 545, in the Register's Office of Davidson County, Tennessee. Fred K. Daniel having since died on August 26, 2003 as evidenced by Death Certificated issued by the Tennessee Department of Health dated September 11, 2008. Charlene J. Daniel having since died on March 20, 2008 as evidenced by Death Certificate issued by the Tennessee Department of Health dated March 21, 2008. By Order of Probate of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 08P599, dated April 23, 2008, Lisa Sullivan was appointed Executrix of The Estate of Charlene J. Daniel. Judy Horton Webster is the surviving daughter of Charlene J. Daniel, Jeffrey Wright Daniel and Tami Daniel Lampley are the surviving adult children of Danny Daniel, deceased son of Charlene J. Daniel, Vickie Daniel is the widow of Danny Daniel. These Grantors are all of the heirs of the deceased, Charlene J. Daniel.

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 15th day of October, 2008.

Lisa Sullivan
LISA SULLIVAN

Judy Horton Webster
JUDY HORTON WEBSTER

Jeffrey Wright Daniel
JEFFREY WRIGHT DANIEL

Tami Daniel Lampley
TAMI DANIEL LAMPLEY

Vickie Daniel
VICKIE DANIEL

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lisa Sullivan, Individually and as Executrix** , 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 15th day of October, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Judy Horton Webster**, 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 15 day of October, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jeffrey Wright Daniel**, 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 15 day of October, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tami Daniel Lampley** , 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 15 day of October, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Vickie Daniel**, 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 15 day of October, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$128,000.00**.

AFFIANT

SWORN TO and subscribed before me this 15th day of October, 2008.

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Jenna Willms
NOTARY PUBLIC
My commission expires: 10/17/09