This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08808

Davidson County DEEDWARR
Recvd: 12/19/08 12:14 2 pgs
Fees:13.00 Taxes:222.00
20081219-0121469

Send Tax Bills To:
Tam Dao
618 Alison Court
Nashville, TN 37217

New Owner is:
Tam Dao
618 Alison Court
Nashville, TN 37217

Map & Parcel: 149-08-0-073.00

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, **Kenneth Nguyen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tam Dao**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25-A, Zone Lot Division, Lots Nos. 10-16 and 18-43, Edge-O-Lake, Section 21, of record in Plat Book 5200, page 577, as amended in Book 6250, page 111, and further amended in Book 6900, page 256, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Nguyen by Warranty Deed from Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Argent Securities, Inc., Asset Backed Pass-Through Certificates, Series 2006-W2, by Citi Residential Lending, Inc., Attorney-in-Fact, dated 9-26-08 and recorded 10-17-08 in Instrument Number 20081017-0104763; and previously conveyed to Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Argent Securities, Inc., Asset Backed Pass-Through Certificates, Series 2006-W2 by Successor Trustee's Deed from Gordon D. Foster, Successor Trustee, dated 2-7-08 and recorded 2-22-08 in Instrument Number 20080222-0017317. Gordon D. Foster, was appointed Successor Trustee (under the terms of a Deed of Trust executed by Eric Cockrill of record in Instrument Number 20060120-0007903), by Appointment of Successor Trustee dated 1-30-07 and recorded 2-9-07 in Instrument Number 20070209-0017217. Conveyed to Eric Cockrill, unmarried, by Warranty Deed from Beverly I. Thompson aka Beverly French and husband, Jerry French, dated 1-18-06 and recorded 1-20-06 in Instrument Number 20060120-0007902, Register's Office for Davidson County, Tennessee.

KN
Sellers Initials

Property Address: **618 Alison Court, Nashville, TN 37217**

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, his 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 has a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been paid and prorated between the parties.

The Grantor does further covenant and bind himself, heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of December, 2008.

GRANTOR:

KENNETH NGUYEN

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kenneth Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of December, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 **$60,000.00**.

AFFIANT

SWORN TO and subscribed before me this 17th day of December, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My commission expires: 1/12/09