This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090102

Davidson County DEEDWARR
Recvd: 02/09/09 11:36 2 pgs
Fees:13.00 Taxes:425.50
20090209-0011047

Send Tax Bills To:
New owner

New Owner is:
Hao V. Trinh
246 Willow Lane
Nashville, TN 37211

MAP: 148-01-0

PARCEL: 063.00

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, **Bobby C. Cunningham and wife, Clara S. Cunningham**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hao V. Trinh**, hereinafter referred to as Grantee, its 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. 179 on the Plan of Hillbrook, Section 2, of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 179 fronts 75 feet on the northeasterly side of Willow Lane and extends back 153.7 feet on the southeasterly line and 135 feet on the northwesterly line to a dead line in the rear on which it measures 76 feet.

Being the same property conveyed to Bobby C. Cunningham and wife, Clara S. Cunningham, by Warranty Deed from David H. Grubbs and wife, Sue S. Grubbs, dated 9-16-66 and recorded 9-16-66 in Book 4057, page 609, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **246 Willow Lane, Nashville, TN 37211**

CSC per
Sellers Initials

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 the 6th day of Feb., 2009.

GRANTOR(S):

Bobby C Cunningham
BOBBY C. CUNNINGHAM

Clara S. Cunningham
CLARA S. CUNNINGHAM

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **BOBBY C. CUNNINGHAM AND WIFE, CLARA S. CUNNINGHAM**, 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 6th day of Feb., 2009.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

Tahira J Brown
NOTARY PUBLIC
My Commission Expires: 9-26-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 6th day of Feb., 2009.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

Tahira J Brown
NOTARY PUBLIC
My commission expires: 9-26-09